

AGENDA
ELKHART COUNTY PLAN COMMISSION

November 13, 2025
9:30A.M.

Public Service Building
MEETING ROOMS A & B
4230 Elkhart, Rd., GOSHEN, INDIANA

Call to Order

Roll Call

Approval of the minutes of the last regular meetings of the Elkhart County Plan Commission held on the 11th day of September 2025 and the 9th day of October 2025.

Acceptance of the Elkhart County Development Ordinance, and Staff Report materials as evidence for today's hearings.

<u>DETAILED PLANNED UNIT DEVELOPMENT</u>	<u>9:30 A.M.</u>	(SNYDER)
A.	Petitioner: Mihailo Rebec	(page 4)
	represented by Surveying and Mapping LLC	
	Petition: for a zone map change from R-1 to DPUD R-3 and for primary approval of a 41-lot major subdivision to be known as BRISTOL COMMONS DPUD R-3.	
	Location: north side of North River Rd. (CR 8), 500 ft west of N. Division ST. (CR 23), common address of 208 North River Rd. in Washington Township.	
		<i>(DPUD-0642-2025)</i>

<u>TABLED</u>		
B.	Petitioner: Devon R. & Mattie M. Miller	(page 5)
	represented by Wightman	
	Petition: for a zone map change from A-1 to DPUD M,-2 and for primary approval of a 1-lot minor subdivision to be known as D & M SALES 1ST AMENDMENT.	
	Location: north side of CR 22, 2,380 ft. west of CR 37, common address of 13487 CR 22 in Middlebury Township.	
		<i>(DPUD-0511-2025)</i>

PUBLIC MEETING ITEMS *(time of review at the discretion of the Plan Commission)*

STAFF/BOARD ITEMS *(time of review at the discretion of the Plan Commission)*

- *Board of County Commissioners Approvals Following Plan Commission Recommendations.*

ADJOURNMENT

Phil Barker – County Surveyor: no term

Steven Edwards – Appointed by Commissioners: term 1/1/23 – 12/31/26

Steve Warner - Appointed by Commissioners: term 1/1/23 – 12/31/26

Lori Snyder - Appointed by Commissioners: term 1/1/25 – 12/31/28

Steven Clark – County Council Liaison: no term

Brad Rogers – County Commissioners Liaison: no term

Brian Dickerson – Appointed by Commissioners: term 1/1/22 – 12/31/25

Roger Miller – Appointed by Commissioners: term 1/1/25 – 12/31/28

Dan Carlson – Ag Agent: no term

PLAN MINUTES
ELKHART COUNTY PLAN COMMISSION MEETING
HELD ON THE 9TH DAY OF OCTOBER 2025 AT 9:30 A.M. IN THE
MEETING ROOM OF THE PUBLIC SERVICE BUILDING
4230 ELKHART RD., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plan Commission was called to order by the Chairman, Lori Snyder. The following staff members were present: Mae Kratzer, Plan Director; Danny Dean, Planner; Danielle Richards, Planner; Laura Gilbert, Administrative Coordinator; and Don Shuler, Attorney for the Board.

Roll Call.

Present: Philip Barker, Steve Warner, Lori Snyder, Steve Clark, Brad Rogers, Brian Dickerson, Roger Miller.

Absent: Steven Edwards, Dan Carlson.

2. A motion was made and seconded (*Miller/Warner*) that the minutes of the last regular meeting of the Elkhart County Plan Commission, held on the 14th day of August 2025, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Clark/Warner*) that the Elkhart County Development Ordinance be accepted as evidence for today's hearings. The motion was carried with a unanimous vote.

4. The application for primary approval of 72-lot major subdivision to be known as INDIAN CREEK, for Spartin Development LLC represented by Abonmarche Consultants, on property located on the northwest corner of CR 23 & CR 18, in Jefferson Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MA-0565-2025*.

Mr. Miller asked Mr. Dean to explain the process of the primary and secondary subdivision approvals. Mr. Dean explained the subdivision process in detail to the audience. He explained the Plan Commission will make a ruling at this meeting on the primary subdivision. He stated the secondary filing will then take place for the final platting of the lots. He went on to say that the Plat Committee will need to approve that, and the final step is the acceptance of the dedication of the streets, which goes to the Board of County Commissioners.

Brad Mosness, Abonmarche Consultants, 303 River Race Dr., Goshen, was present representing the petitioner. He explained that this request is a new subdivision associated with the Team Construction. He stated that Team Construction has been building homes across Elkhart County for the past thirty years. He clarified the subdivision will include single-family, one- and two-story homes, with prices ranging from \$400,000.00 to \$600,000.00. He mentioned that these homes will be comparable to the surrounding subdivisions. He described how the entrances will be located between two homes on CR 23 and built to Highway standards. He also stated that, according to the

County Highway, both CR 23 and CR 18 can accommodate the traffic increase without any road improvements.

Chris Erb, Team Construction, 1849 West Lincoln Ave, Goshen, was present. He stated he is also the owner of Spartin Development LLC, partial owner of Triple Enterprises, partial owner of Emerald Chase Land Development, and Team Construction. He stated he has developed over 375 home sites in Elkhart County, Goshen, and Nappanee, and Team Construction will have completed 1,461 homes. He went on to say the last subdivision that was developed in the area was back in 2005. He explained his process of what he does before he develops a property. He noted he checks if their proposed residences will be compatible with what exists in the area. He described the soils are great for basements and septic systems. He went on to say utilities will not be an issue. He further mentioned that the Northridge school system is in favor of this project. He lastly stated that the traffic will increase by under 1,300 vehicles a day. He further stated the questions he has been asked in the last 3 months by home buyers: Is there anywhere in Middlebury school district that I can get $\frac{3}{4}$ of an acre, Are there any lots between Goshen and Bristol that I can have a small shop building, Do you have any lots big enough that I can have a pickleball court, and Do you have any lots for a new home for \$450,000.00 or less. He expressed that this subdivision could answer most of those needs.

Danny Dean presented an email/letter in remonstrance to this project on behalf of Dennis Smith, 57918 CR 23, Goshen [*Attached to file as Staff Exhibit #1*]. Mr. Dean explained Mr. Smith wanted to urge the Plan Commission to deny this subdivision. He went on to discuss the increased demand and strain on electric and natural gas resources, which may lead to overruns and outages. He stated in his letter that the increase in septic systems was of concern. He added CR 23 and CR 18 are too narrow and not designed for high-volume traffic. He further stated that there is a higher risk of accidents at intersections during peak hours. He stated the traffic study sheet only contemplated traffic direction eastbound and westbound, and claims CR 23 is not contemplated. Mr. Dean noted that he believes the remonstrator states that because of the orientation of the plat drawing, the north arrow is pointing to the right not the top of the page. Mr. Smith went on in his letter to mention noise and light pollution during and after construction, which will disturb the neighbors and the wildlife. He also mentioned that the increase in property values will lead to steeper property taxes for current residents. He stated preserving rural aesthetics is essential to maintaining the County's identity.

John Battisti, 19437 CR 18, Goshen, was present in remonstrance for this project. He stated he is concerned about the aquifer, if it can handle more septic and the chemicals that people fertilize their lawns with. He expressed that he has lived in the area for over forty years. He explained he needed an osmosis system to drink the water, and even then, they don't drink the water; they just cook with it. He also mentioned that the traffic is a concern as well.

Rebecca Brewer, 20103 Turquoise Lane, Goshen, was present in remonstrance of this project. She stated she currently boards her animals on CR 23. She explained there are 6 working farms with livestock along this road, and the proposed development would put significant stress on both the land and the animals that depend on it. She went on to say the noise, traffic, and runoff will disrupt livestock, harm grazing areas, and pollute water sources that these farms rely on daily. She stated there is a subdivision behind her parents' farm on CR 23, which is directly across a large stretch of these homes. She mentioned the families in these existing subdivisions add stress to the horses and cows; and she stressed additional housing will have additional impact. She further stated CR 23 is

part of a living agriculture ecosystem and once the balance is disturbed, it cannot be undone. Lastly she request the Board deny this petition.

Linda Brewer, 57756 CR 23, Goshen, was present in remonstrance of this project. She asked how this project affects her taxes. She went on to say that the prices of these homes will affect her significantly. She stated the County has mentioned the traffic study is useless based on the orientation. She expressed that none of these homes is affordable housing. She went on to say the new subdivision residents will not be accepting of the way of life that already exists in the area. Mrs. Brewer expressed her concerns about the increase in students and bus stops. She went on to say that there will need to be a traffic light at US 20, and all the traffic can not go down CR 18 due to flooding. She expressed her concerns about the natural wildlife that needs to be protected.

Jacob Gongwer, 57024 CR 23, Goshen, was present in remonstrance of this project. He indicated he lives on the corner of US 20 & CR 23. He stated he can give a unique perspective in regards to the traffic. He stated that with the increase in traffic, it will be hard to pull out of his driveway. He continued to say that putting a light on US 20 would be a bad idea. He mentioned he grew up on an active dairy farm on CR 26 and SR 19. He indicated that it would have effects on the cattle and other livestock. He also mentioned that with added stress from the traffic, livestock can get out and that should be considered.

Barb Litch, 19560 Heritage Way, Goshen, was present in remonstrance of this project. She explained there is an extreme amount of hard surfaces in this new subdivision, which are roofs, driveways, and access roads. She stated that flooding is an issue in this area. She questioned when it snows, where will the snow go when it gets plowed. She wanted to amplify the point about the aquifer and the hard surfaces.

Dennis Smith, 57918 CR 23, Goshen, was present in remonstrance of this project. He was previously represented by staff with an email/letter provided [*Attached to file as Staff Exhibit #1*]. He added that he has lived in the area for 51 years, and the entire landscape was farmland with 20-30 houses within a mile radius. He stated that today there are nearly 1,000 homes within that mile radius; these developments have destroyed the neighborhoods and character. He mentioned he moved here to be in a rural area. He explained he had a previous conversation with Mrs. Hochstetler, the previous owner of the subject property expressing his concern that this land would be developed. He stated she had assured him there had been covenants placed on the property that would not allow it to be developed. He explained with a lawyer and some money all that was removed. He stated this project is being done for the need of housing but there are over 700 houses for sale in the county. He went on to say we need to preserve some character of the land.

Connie Zentz, 57939 Melissa Dr., Goshen, was present in remonstrance of this project. She expressed concern with the lack of notification of the proposed change by any kind of signage on the property that would inform nearby residents. She went on to say that in a time in our country when governmental trust by the people is at an all-time low, this lack of notification seems intentional.

Tom Zurich, 1955 Heritage Way, Goshen, was present in remonstrance of this project. He stated his concerns about the creek, which is already fragile condition. He asked how this development will affect the creek. He asked if there will be things set in place to protect the wildlife and to protect the creek. He mentioned he has contacted an environmental company and an animal activist company about what can be done to protect the local wildlife and natural habitats.

Adam Noffsinger, 19381 CR 18, Goshen, was present in remonstrance to this project. He indicated that he owns**** the farm in the middle of this proposed project. He presented a signed petition in opposition [*Attached to file as Remonstrator Exhibit #1*]. He stated there were 26 signatures on the petition. He stated he understood this is a property rights favored county. He went on to say he would not have a problem with this development if the lots were larger, 9-10 homes. He explained they moved out of the Emerald Chase subdivision, which Team Construction and Conway built. He further explained that the roads are deteriorating due to the subpar drainage underneath. He stated that it is washing away sediment, the roads are sinking, and houses are flooding. He mentioned they have 72 hours for retention ponds to be dry, but they are never dry. He stated he was a commercial contractor, and his concerns are with getting projects done fast and in a large quantity. He reiterated that he would like to see larger parcels with fewer homes; 72 homes is a bit excessive. He stated he would like some studies to be done on the environmental & water table.

Mrs. Snyder reminded the audience that this meeting was for land use and zoning, and it will go for other approvals, reviews, research, and other studies before construction begins.

Amy Heines, 57210 CR 23, Goshen, was present in remonstrance to this project. She stated she has lived in this area for 20 years. She mentioned the other subdivisions have used CR 23 as a pass-through, and drive above the speed limit.

Tyler Borkholder, 57718 CR 23, Goshen, was present in remonstrance to this project. He stated drainage is an issue on this road and has caused multiple accidents. He stated Jefferson Ridge Subdivision was not the most recent subdivision built in the area. He expressed his concerns about the wildlife in the area. He explained he has an Equine Farm and is concerned about the future noise pollution including, fireworks for his horses.

Chris Erb came back on and addressed stormwater concerns. He stated all stormwater will be retained on site. He addressed the aquifer, and he stated there was an 8-inch irrigation well on the property that used more water than a lot of houses. He explained the nitrogen that has been put on the property by farmers is creating a lot more nitrate problems than properly functioning septic systems. He stated some people want affordable housing, and some people want big, expensive housing, and this project will try to serve both sets of clients. He indicated that a farming covenant for the land was never brought to his attention during the purchase of the land. He also mentioned he was unfamiliar with the drainage on CR 23 and that the development on the west side of CR 23 will be improved with this development's drainage. Steve Warner asked about the creek.

Brad Mossness came back on to address Indian Creek, and stated there is a regulated drainage easement for the County Surveyor's Office/Drainage Board. He stated it will be maintained, and there is no work being proposed in the maintenance easement. He went on to say stormwater drainage will be maintained within the subdivision into the proposed retention basins. He explained that the creek is not being used as a stormwater release. He went on to say all the retention basins are held to the County standards, which include the roofs, driveways, streets, sidewalks, and any outbuildings. Mr. Mossness addressed the traffic concerns by stating that they met with County Highway and the entrance to the subdivision is laid out based on the Highway's requirements.

A motion was made and seconded (*Miller/Dickerson*) that the public hearing be closed, and

the motion was carried with a unanimous vote.

Mr. Dickerson asked if the parcels directly to the east are zoned agricultural or residential. Mr. Dean stated it is all zoned agricultural. Mr. Clark addressed the tax comment that was made earlier. He stated Indiana has an ad valorem levied-based system, and more houses will actually lower property taxes. He stated that typically, your tax rate will go down with more development. Mr. Dickerson expressed that CR 23 and CR 18 are precarious. Mr. Warner stated agriculture and residential conflict more and more every day. Mr. Dickerson asked if there should be any concerns related to homes adjacent to livestock. Mr. Warner stated he didn't have any concerns.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Roger Miller, **Seconded by** Steve Clark that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for primary approval of 72-lot major subdivision to be known as INDIAN CREEK be approved in accordance with the Staff Analysis.

Vote: Motion passed (**summary:** Yes = 6, No = 1, Abstain = 0).

Yes: Phil Barker, Steve Warner, Lori Snyder, Steve Clark, Brad Rogers, Roger Miller

No: Brian Dickerson.

5. The application for primary approval of 62-lot major subdivision to be known as LUXE GRANGER, for Emerald Chase Land Development represented by Abonmarche Consultants, on property located on the south side of CR 1, 2,445 ft. west of CR 5, in Cleveland Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as Case #MA-0566-2025.

Brad Mossness, Abonmarche Consultants, 303 River Race Dr., Goshen, was present representing the petitioner. He stated homes will start out at 1,800 sq. ft. to 3,000+ sq. ft. with home values ranging \$600,000.00 and up. He described that the lots to the south side of the development are larger and deeper lots. Mrs. Snyder asked how large the lots would be. Mr. Mossness stated that they will be an average of one acre.

Conway Hershberger, 1849 W. Lincoln Ave., Goshen, was present as the developer. He stated there is a large demand for estate-sized lots to allow for outdoor storage buildings. He described the soils were a big reason why they were attracted to this site.

Angell Carey, 51706 Westgate Dr., Granger, was present in remonstrance to this project. She stated her concerns are regarding the lot sizes. She mentioned she has a wall of native trees along her property, and she wants to make sure that those trees are preserved. She stated she understands development and would prefer the property to stay how it is. She added she would prefer to see bigger lot sizes. Mr. Clark asked how big of lots she would like to see. Mrs. Carey stated at least 2 acres. She went on to say traffic is a big concern with an existing subdivisions and now 62 additional homes. She expressed that this project needs to be reevaluated. Mr. Clark asked her what she meant by reevaluated. She stated she understands development, and she would like to see larger lots like her subdivision with fewer homes and less traffic. She expressed her concern about the existing wildlife. She expressed once again her concern about the wall of trees being preserved. Mr. Clark asked whose

property the trees are on. Mrs. Carey stated she believes that the tree line is the property line.

Ryan Gertney, 29734 CR 1, Granger, was present in remonstrance to this project. He stated his concern is the single entrance, in and out. He mentioned his property is located by the development's entrance. He stated he moved out to the country, so he could have a peaceful life and enjoy the wildlife. He stated CR 1 is a quiet road and wondered what the extra traffic will do to the wildlife. He stated Conway has been great to deal with. He stated he understands the need for progress.

Brad Mossness came back on to state they plan on keeping the tree line. He stated the Highway Department found that the traffic impact report would not require any road improvements. Mr. Dickerson asked about the intersection of CR 1 and CR 4. Mr. Mossness stated that a study of that intersection was not required by the Highway Department.

A motion was made and seconded (*Clark/Dickerson*) that the public hearing be closed, and the motion was carried with a unanimous vote.

Mr. Miller stated the Board is not in a position to dictate the size of lots. Mr. Shuler stated that is correct, as long as it complies with the Development Ordinance a certain lot size can not be required by the Board.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Steve Clark, **Seconded by** Steve Warner that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for primary approval of 62-lot major subdivision to be known as LUXE GRANGER be approved in accordance with the Staff Analysis.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Phil Barker, Steve Warner, Lori Snyder, Steve Clark, Brad Rogers, Brian Dickerson, Roger Miller.

6. The application for a zone map change from R-1 to B-2, for Michiana Home Rentals Inc., on property located on the east side of SR 15, 900 ft. north of SR 120, common address of 402 Motville Rd. in Washington Township, zoned R-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #RZ-0514-2025*.

Sandeeh Kurian, 3031 Twin Pines Point, Elkhart, was present for this request. He explained they started this project a few years back and have been developing it. He explained they purchased the property and are working on improving it. He noted they plan to serve food and would like to have a drive thru. He added there is an existing sign. He noted other properties in the area are already zoned B-2.

There were no remonstrators present.

A motion was made and seconded (*Clark/Dickerson*) that the public hearing be closed, and the motion was carried with a unanimous vote.

Mr. Miller stated he doesn't understand why they want to build in this location where it's

going to flood. Mrs. Snyder stated the front of the property does not flood. Mr. Miller stated where the building sits has been under 2 feet of water.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Lori Snyder, **Seconded by** Steve Clark that the Advisory Plan Commission recommend to the Board of County Commissioners that this request for a zone map change from R-1 to B-2 be approved in accordance with the Staff Analysis.

Vote: Motion passed (**summary:** Yes = 5, No = 2, Abstain = 0).

Yes: Phil Barker, Lori Snyder, Steve Clark, Brad Rogers, Brian Dickerson.

No: Steve Warner, Roger Miller.

7. The application for a zone map change from A-1 to DPUD M-2 and for primary approval of a 1-lot minor subdivision to be known as D & M 1st AMENDMENT, for Devon R. & Mattie M. Miller represented by Wightman, on property located on the north side of CR 22, 2,380 ft. west of CR 37, common address of 13487 CR 22 in Middlebury Township, zoned A-1, M-2 DPUD, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #DPUD-0511-2025*.

Bernie Feeney, Wightman & Associates, Inc., 1405 N. Michigan St., Plymouth, was present representing the petitioner. He stated the addition is for warehousing. He mentioned D & M has expanded their business, and this is the third expansion at this location. He stated there no increase in the number of employees, the amount of truck traffic, or deliveries. He explained the Environmental Health Department has been aware of this development, and they are also aware that there is no planned increase in the number of employees. He added the existing septic and well systems are sufficient for the expansion. Mr. Feeney stated they have not completed their work at this time, and they are working with the County Surveyor's office, along with the erosion control.

Phil Barker, County Surveyor, recommended tabling this petition. He stated this is a DPUD that does not have enough detail. He went on to say it is incomplete, and does not have a complete drainage plan. He mentioned it would be foolish to approve something so incomplete. Mr. Rogers asked staff why approval was often recommended, if they don't have all the needed details. Mr. Dean stated the plan can be a moving target that isn't fully recognized until the final platting stage. He stated land use-wise, staff is generally in favor. Mr. Dean went on to say, however, a in this case technical matter came up after a staff report had been written and initial technical review, staff would also stand behind a decision to table the petition. Mr. Dickerson stated that the petitioner cannot continue construction until all the details are worked out. Mr. Dean stated there will be no building permits issued until final approval. Mr. Feeney stated there is a current stop-work order on this property, which was miscommunication between the contractor and the owner, indicating they could proceed when they could not. He stated there was no erosion control plan, and plans were not finalized or ready for the excavator to move in. Mrs. Snyder asked if tabled the petition would be out another month. Mr. Barker stated there are a few things that need to be resolved. He further mentioned the bigger issues are how this site will drain. Mr. Rogers stated that if land use is passed today, Mr. Barker's concerns would still be addressed before the petition gets to the Commissioners. Mr. Barker

stated he wants to see the final project before moving the petition forward.

There were no remonstrators present.

A motion was made and seconded (*Miller/Clark*) that the public hearing be closed, and the motion was carried with a unanimous vote.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Table, **Moved by** Philip Barker, **Seconded by** Steve Warner that this request for a zone map change from A-1 to DPUD M-2 and for primary approval of a 1-lot minor subdivision to be known as D & M SALES 1st AMENDMENT be tabled until the November 13, 2025 Plan Commission Hearing.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Phil Barker, Steve Warner, Lori Snyder, Steve Clark, Brad Rogers, Brian Dickerson, Roger Miller.

8. *Board of County Commissioners Approvals Following Plan Commission Recommendations*

Danielle Richards reported on the September 15, 2025 Elkhart County Commissioners meeting petition approvals.

9. Danielle Richards presented the Minor Change-Clayridge Square DPUD (PC 1996 -03-) for a site plan amendment to allow for an addition to an existing building.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approved, **Moved by** Roger Miller, **Seconded by** Steve Clark that this request for a minor change for a site plan amendment to allow for an addition to an existing building be approved.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Phil Barker, Steve Warner, Lori Snyder, Steve Clark, Brad Rogers, Brian Dickerson, Roger Miller.

10. Mae Kratzer presented the 2026 Planning Calendar for approval.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approved, **Moved by** Steve Clark, **Seconded by** Brad Rogers the 2026 Planning Calendar be approved.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 7).

Yes: Phil Barker, Steve Warner, Lori Snyder, Steve Clark, Brad Rogers, Brian Dickerson, Roger Miller.

9. A motion was made and seconded (*Dickerson/Rogers*) that the meeting be adjourned. The motion was carried with a unanimous vote, and the meeting was adjourned at 11:03 a.m.

Respectfully submitted,

Amber Weiss, Recording Secretary

Lori Snyder, Chairman

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: November 13, 2025

Transaction Number: DPUD-0642-2025.

Parcel Number(s): 20-03-22-451-003.000-031.

Existing Zoning: R-1.

Petition: For a zone map change from R-1 to DPUD R-3 and for primary approval of a 41-lot major subdivision to be known as BRISTOL COMMONS DPUD R-3.

Petitioner: Mihailo Rebec, represented by Surveying and Mapping LLC.

Location: North side of North River Rd. (CR 8), 500 ft. west of N. Division St. (CR 23), in Washington Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	R-1	Residential
North	R-1	Residential
South	R-1	Residential
East	R-1	Residential
West	R-1	Residential

Site Description: The subject property consists of one 5 acre parcel within the Town of Bristol. Currently, there is a 3,206 ft² single family residence, and three accessory structures (3,168 ft², 600 ft², and 221 ft²).

History and General Notes:

➤ None.

Zoning District Purpose Statements: The purpose of the DPUD, Detailed Planned Unit Development, Overlay zoning district, is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Development Ordinance. The purpose of the R-3, Multiple Family Residential, zoning district is to accommodate a variety of housing types, including multiple-family dwellings (apartments) and other compatible and supporting uses. The district should be applied within or in close proximity to a municipality.

Staff Analysis: The purpose of this rezoning petition is to develop a large single family attached residential development.

Plan Commission Staff Report (Continued)

Hearing Date: November 13, 2025

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The Comprehensive Plan states that residential development is a desirable feature of a well-planned, economically diverse, and livable community.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the proposed development is comparable to what would be expected in a residential area located in a town or city.
3. The most desirable use of the subject property is residential and/or other compatible and supporting uses.
4. The request conserves property values by allowing other compatible and supporting uses. The subject property is in a residential area near the Elkhart River in the Town of Bristol.
5. The proposed rezoning promotes responsible growth and development. The development will utilize Town of Bristol utilities.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, recommends **APPROVAL** of this DPUD and of this primary plat, as the development meets all pertinent standards.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD - Rezoning, Plat & Site Plan

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

DPUD-0642-2025

Date: 10/06/2025 Meeting Date: November 13, 2025
Plan Commission Hearing (PUD) Transaction #: DPUD-0642-2025

Description: for a zone map change from R-1 to DPUD-R-3 and for primary approval of a 41-lot major subdivision to be known as BRISTOL COMMONS DPUD R-3

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Surveying And Mapping Llc 2810 Dexter Dr. Elkhart, IN 46514	Mihailo Rebec 1004 E Vistula Street Bristol, IN 46507	Surveying And Mapping Llc 2810 Dexter Dr. Elkhart, IN 46514

Site Address: 208 North River Rd Bristol, IN 46507	Parcel Number: 20-03-22-451-003.000-031
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Township: Washington
Location: NORTH SIDE OF N RIVER RD. (CR 8), 500 FT. WEST OF N. DIVISION ST. (CR 23)

Subdivision:	Lot #
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Lot Area: 5.00	Frontage: 353.00	Depth: 685.00
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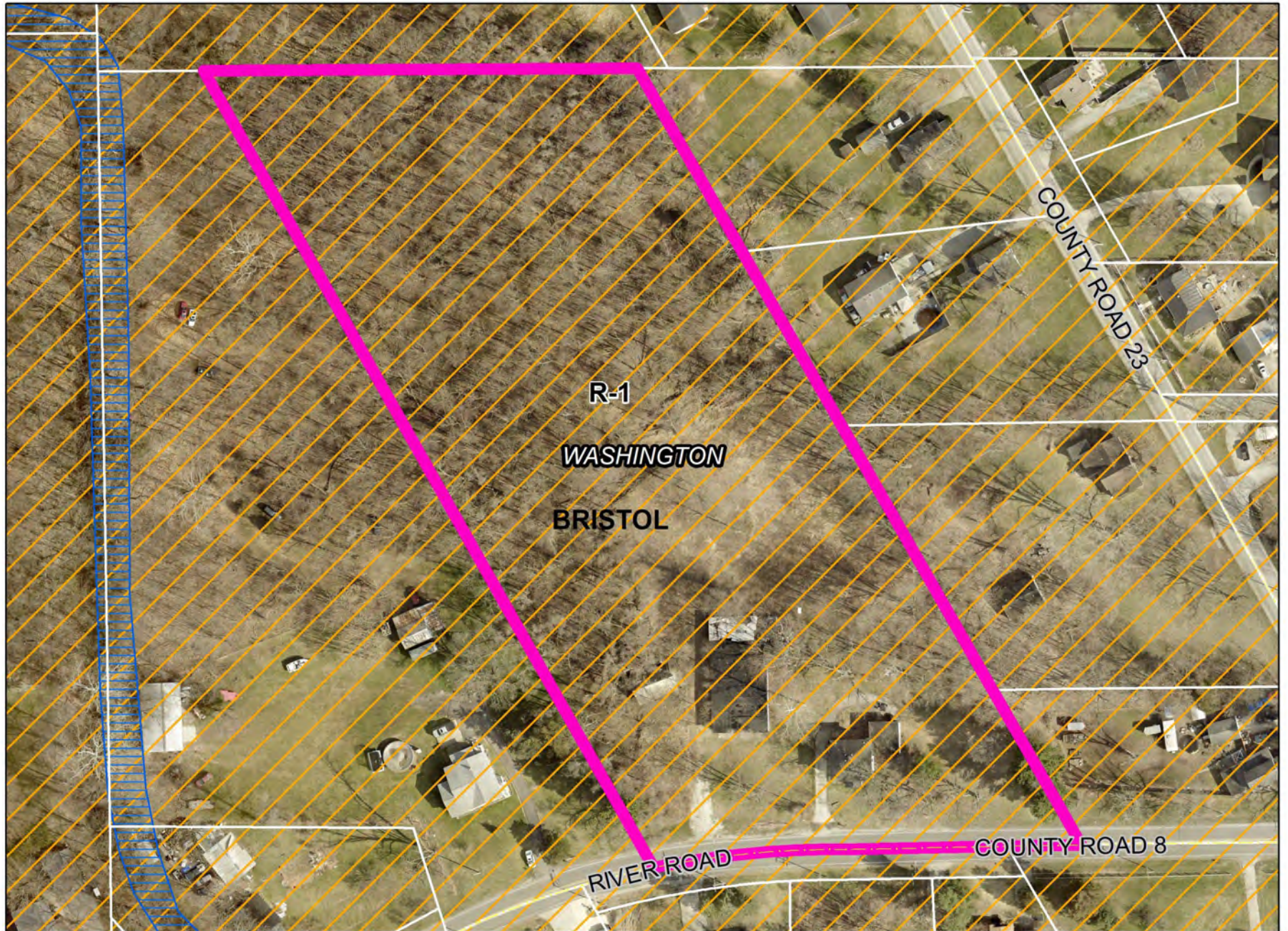
Zoning: R-1	NPO List:
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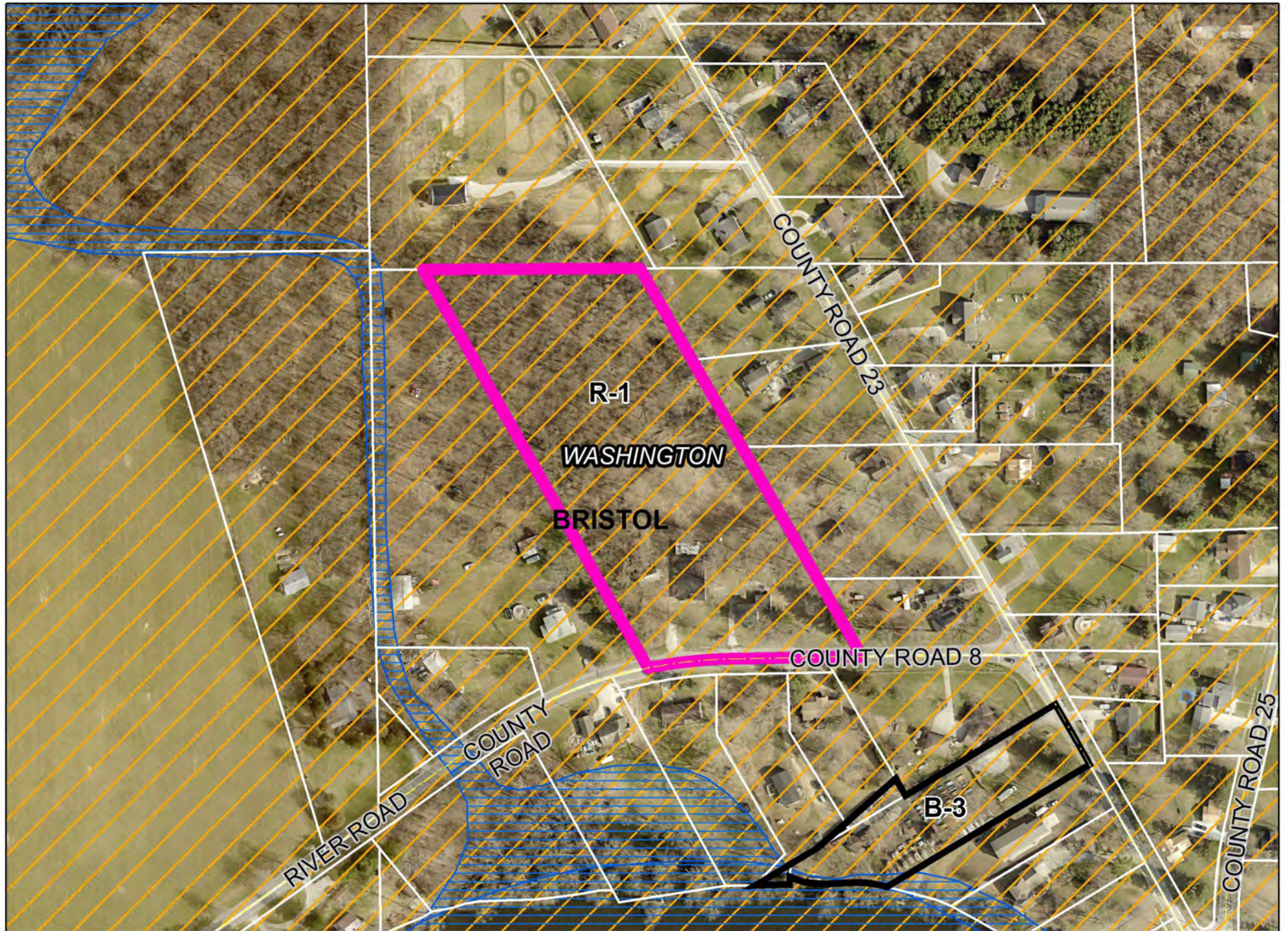
Present Use of Property: RESIDENTIAL

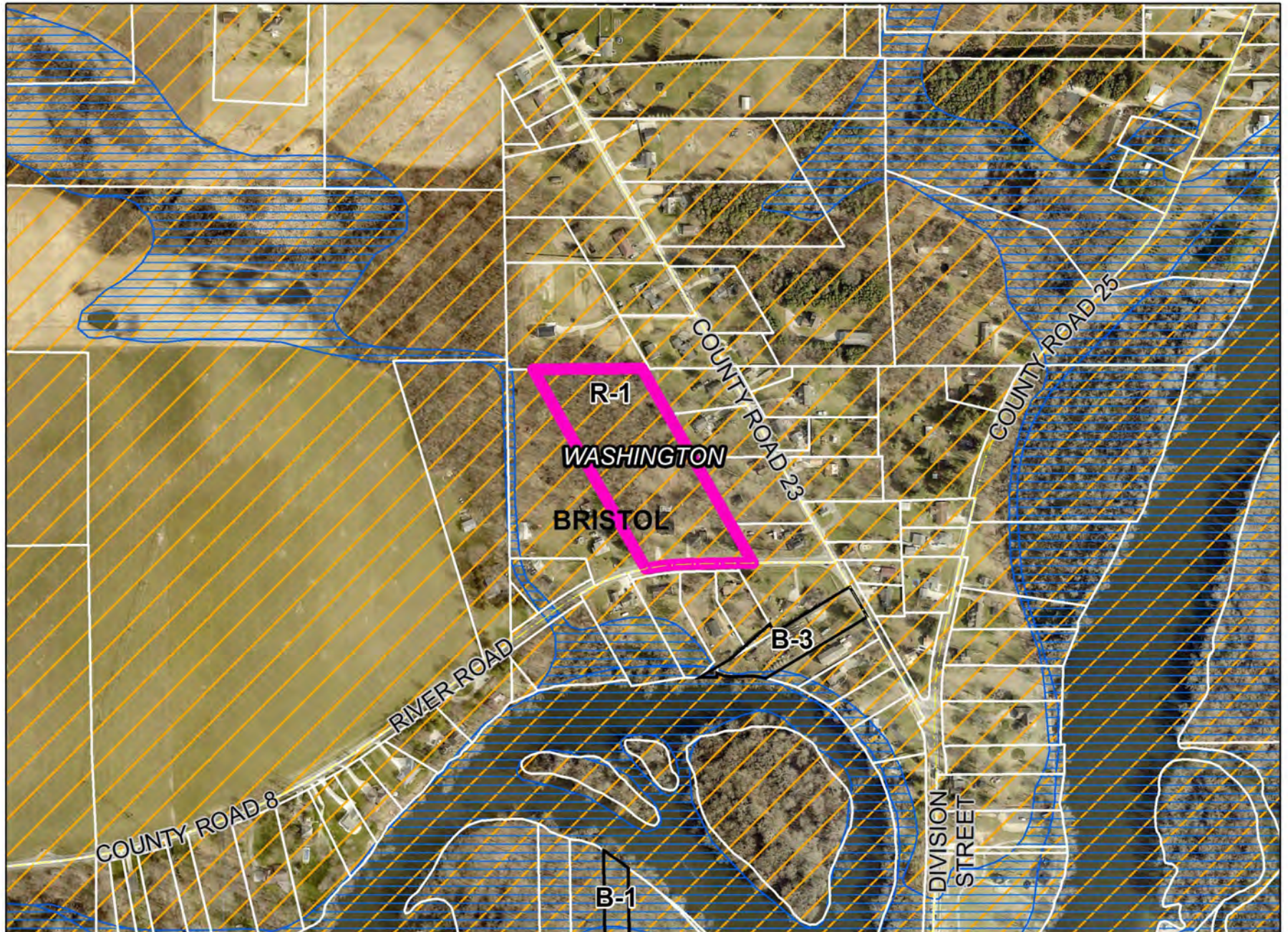
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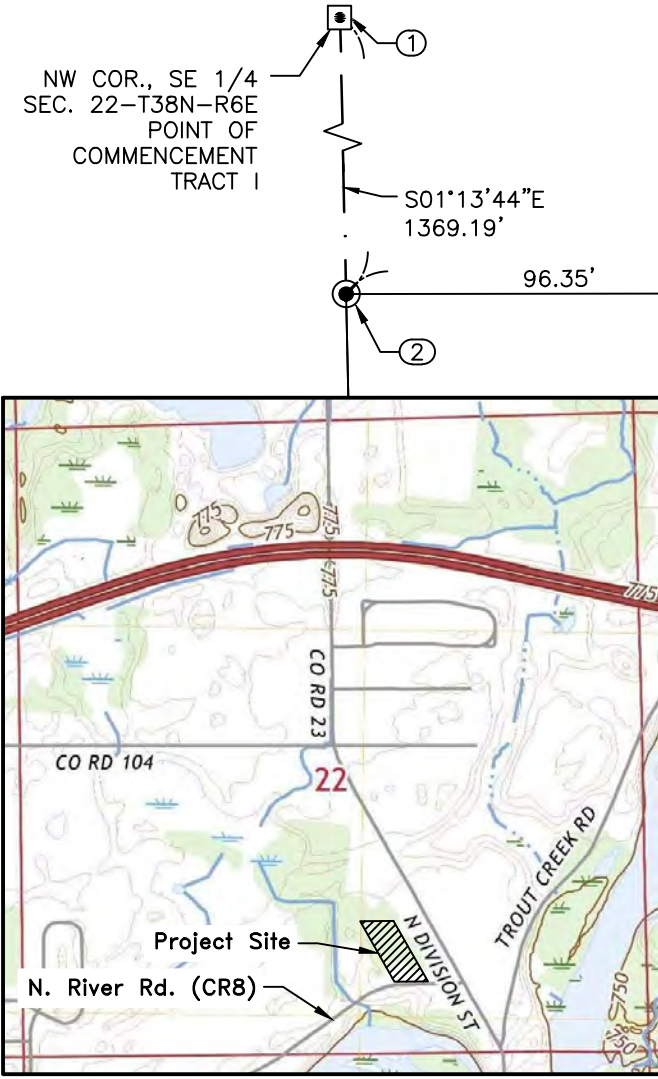
Comments:

Applicant Signature:	Department Signature:
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VICINITY MAP
Not to Scale

LIST OF VARIANCES:

1. LOT WIDTH AT FRONT SETBACK
REQUIRED: 30 FT.
35 LOTS LESS THAN 30 FT. (24 FT. MIN.)
2. LOT AREA
REQUIRED: 4,000 S.F.
40 LOTS LESS THAN 4,000 S.F.: (2,546 S.F. MIN.)
3. FRONT SETBACK
50 FT. REQUIRED
31 LOTS AT 40 FT.
4. CUL-DE-SAC FRONT SETBACK
35 FT. REQUIRED
11 LOTS AT 25 FT.

SITE PLAN NOTES:

1. PROPERTY WITHIN TOWN OF BRISTOL LIMITS
2. RESTRICTIONS: PROPERTY LIMITED TO R-3 RESIDENTIAL USE.
3. THERE ARE NO WETLANDS ON THE PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAP.
4. THE SOIL ON THE PROPERTY IS BRISTOL LOAMY SAND (Bt₁A). DEPTH TO WATER TABLE IS MORE THAN 200 CM (6.3 FT.) ACCORDING TO THE NRCS SOIL MAP.
5. TOWNHOUSES WILL HAVE NO BASEMENTS.
6. PROJECT WILL HAVE THREE PHASES, EACH WITH FOUR BUILDINGS.
7. THERE WILL BE A TEMPORARY AND PERMANENT SIGN FOR THE PROPERTY. COUNTY SIGN PERMIT REQUIRED FOR BOTH TEMPORARY AND PERMANENT SIGNS.
8. ALL SURFACE AREA NOT PAVEMENT OR BUILDING WILL BE GRASS.
9. OUTDOOR LIGHTING AT DOORS ON BUILDINGS.
5. CLASS I LANDSCAPE BUFFER
 - 5.1. 1764 FT. PROP. LINE*10 FT. = 17,640 S.F. REQ.
 - 5.2. VARIABLE WIDTH ON NORTH, EAST AND WEST PROP. LINES.
 - 5.3. TOTAL 17,943 S.F.
 - 5.4. VEGETATION: 3 TREES PER 100 FT. 3*18=54 TREES, 8 FT. HT. AT PLANTING.
6. ZONING:
 - 6.1. EXISTING-R1
 - 6.2. PROPOSED DPUD-R3
7. TOWNHOUSE LOT SETBACKS: 40 LOTS
 - 7.1. FRONT 50' REQUIRED/40' PROVIDED
 - 7.2. FRONT CUL-DE-SAC 35' REQUIRED/25' PROVIDED
 - 7.3. SIDE 5 FT. /0 FT. REQUIRED AND PROVIDED
 - 7.4. REAR 15' REQUIRED/PROVIDED
8. EXISTING HOUSE LOT (1) SETBACKS:
 - 8.1. FRONT 50 FT. REQUIRED/52.8 FT. PROVIDED (N. RIVER RD)
 - 8.2. FRONT 50 FT. REQUIRED/45 FT. PROVIDED (REBEC CT.)
 - 8.3. SIDE 5 FT. REQUIRED/84.4 FT. PROVIDED
 - 8.4. REAR 15 FT. REQUIRED/38.3 FT. PROVIDED

CONTROL POINTS & MONUMENTATION

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	2361780.54	285532.82	761.12	DISK MONUMENT FOUND
2	2360411.67	285562.19	767.58	IRON PIPE FOUND
4	2360412.30	286003.39	767.56	IRON PIPE FOUND
6	2360114.52	286170.36	767.40	REBAR FOUND
7	2359884.84	286304.06	767.42	IRON PIPE FOUND
9	2359780.37	286014.39	766.75	REBAR FOUND
11	2359710.27	285984.49	764.01	REBAR FOUND
15	2360412.36	286027.86	767.48	IRON PIPE FOUND
30	2359782.39	286362.27	765.77	IRON PIPE FOUND
31	2359728.78	286331.71	765.94	REBAR FOUND
32	2359894.41	286540.89	766.37	REBAR FOUND
40	2360417.09	285652.63	767.48	REBAR FOUND
41	2360411.80	285658.55	767.57	REBAR SET
100	2359772.89	286121.62	766.57	REBAR SET - CONTROL
101	2359783.56	286510.83	766.41	REBAR SET - CONTROL

BRISTOL COMMONS D.P.U.D. R-3
SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N78°42'32"E	5.55'
L2	S04°27'46"E	8.12'
L3	S51°19'44"W	14.08'
L4	S89°55'07"W	19.09'
L5	N89°55'07"E	9.50'
L6	S29°40'18"E	17.88'

LEGEND

(X)	DISK MONUMENT FOUND
⊠	DISK MONUMENT FOUND
⊙	IRON PIPE FOUND
⊗	REBAR FOUND
⊕	REBAR SET
⊖	BENCHMARK
⊙	POWER POLE
⊙	GUY WIRE ANCHOR
⊙	GUY POLE
⊙	AIR CONDITIONING UNIT
⊙	SERVICE BOX FIBER
⊙	PULL BOX FIBER
⊙	FIBER OPTIC VAULT
⊙	FIBER OPTIC MARKER
⊙	WATER VALVE
⊙	HYDRANT
⊙	WATER METER
⊙	GAS MARKER
⊙	SANITARY MANHOLE
⊙	SANITARY CLEANOUT
⊙	UNKNOWN MANHOLE
⊙	TEST STATION
⊙	SIGN
⊙	MAILBOX
⊙	FENCE POST METAL
⊙	OVERHEAD ELECTRIC
⊙	UNDERGROUND GAS
⊙	SANITARY SEWER
⊙	OVERHEAD TELEPHONE
⊙	UNDERGROUND FIBER OPTIC
⊙	FARM FENCE
⊙	TOP OF BANK
⊙	TOE OF SLOPE

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	009°57'25"	725.00'	125.99'	S83°52'43"W	125.83'
C3	004°25'31"	725.00'	56.00'	N81°06'46"E	55.98'
C4	083°19'32"	27.00'	39.27'	N41°39'46"E	35.90'
C5	029°40'18"	25.00'	12.95'	N14°50'09"W	12.80'
C6	049°39'40"	21.00'	18.20'	N54°30'08"W	17.64'
C7	004°23'19"	50.00'	3.83'	N77°04'35"W	3.83'
C8	031°55'52"	50.00'	27.87'	S58°54'59"E	27.51'
C9	031°39'35"	50.00'	27.63'	S27°07'16"E	27.28'
C10	038°38'12"	50.00'	33.72'	S08°01'38"W	33.08'
C11	028°12'00"	50.00'	24.61'	S41°26'44"W	24.36'
C12	029°59'30"	50.00'	26.17'	S70°32'29"W	25.87'
C13	030°32'24"	50.00'	26.65'	N79°11'34"W	26.34'
C14	027°48'32"	50.00'	24.27'	N50°01'07"W	24.03'
C15	027°14'27"	50.00'	23.77'	N22°29'37"W	23.55'
C16	028°49'09"	50.00'	25.15'	S05°32'11"W	24.89'
C17	009°01'31"	21.00'	3.31'	S15°26'00"W	3.30'
C18	040°35'32"	21.00'	14.88'	S09°22'32"E	14.57'
C19	002°51'54"	75.00'	3.75'	S28°14'21"E	3.75'
C20	018°50'58"	75.00'	24.67'	N17°22'55"W	24.56'
C21	007°57'26"	75.00'	10.42'	N03°58'43"W	10.41'
C22	091°08'34"	27.00'	42.95'	N45°34'17"W	38.56'
C23	029°40'18"	50.00'	25.89'	N14°50'09"W	25.61'

LEGAL DESCRIPTION PER DR 2011-021649

A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, THENCE SOUTH 1374.36 FEET; THENCE EAST 96.17 FEET TO THE PLACE OF BEGINNING; THENCE EAST 344.23 FEET; THENCE SOUTH 28 DEGREES 54 MINUTES EAST, 722.20 FEET; THENCE WEST 346.32 FEET; THENCE NORTH 28 DEGREES 54 MINUTES WEST, 722.55 FEET TO THE PLACE OF BEGINNING.

BENCHMARKS

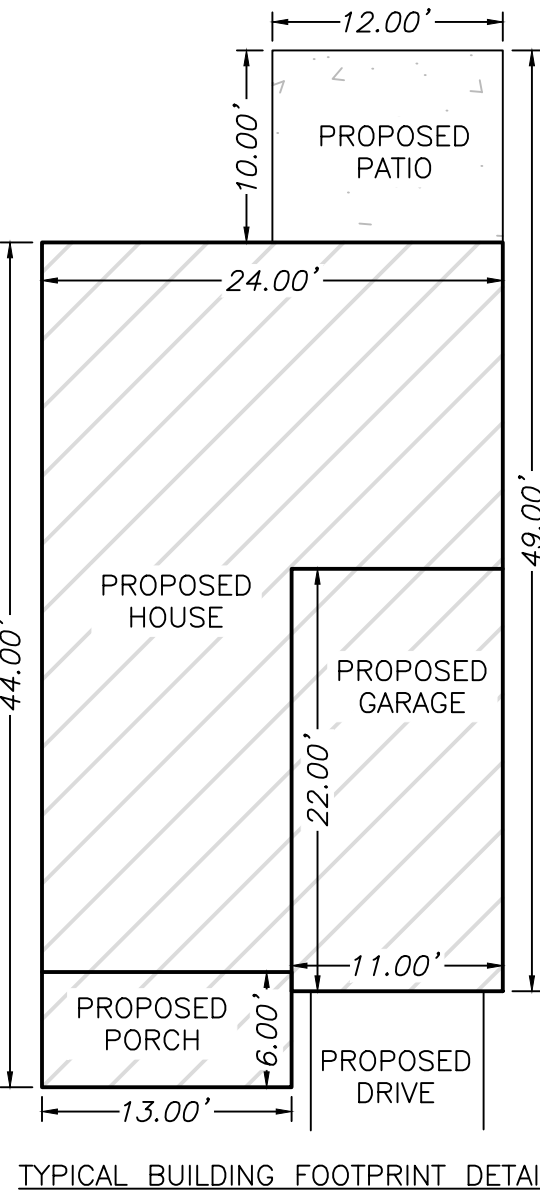
BM #1

GEAR SET WEST SIDE OF PWP 666-656 LOCATED ON THE SOUTH SIDE OF NORTH RIVER ROAD, NEAREST SOUTHWEST CORNER OF PARCEL.
ELEVATION 766.24, NAVD 88

BM #2

GEAR SET IN NORTH SIDE OF NIPSCO PWP 657-152 LOCATED ON THE SOUTH SIDE OF NORTH RIVER ROAD NEAREST SOUTHEAST CORNER OF PARCEL.
ELEVATION 767.12, NAVD 88

LAND USE CALCULATIONS	SF	AC
PROPERTY AREA	218,893	5.03
N RIVER RD ROW	5,291	0.12
D.P.U.D. R-3	213,602	4.90



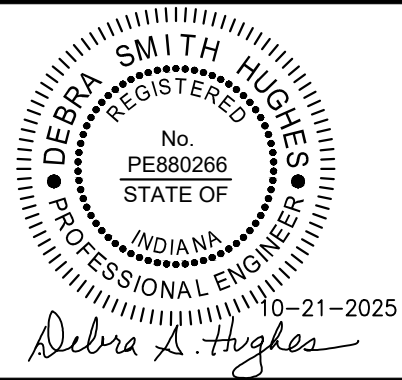
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DRAWING FILE: 96630-DESIGN.DWG
CERTIFICATION DATE: 10/21/2025
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: VW
JOB NUMBER: 1025096630

NO.	REVISIONS	DATE
1	ADD NOTES AND DIMENSIONS FOR COUNTY COMMENTS	10/21/2025
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3		
4		
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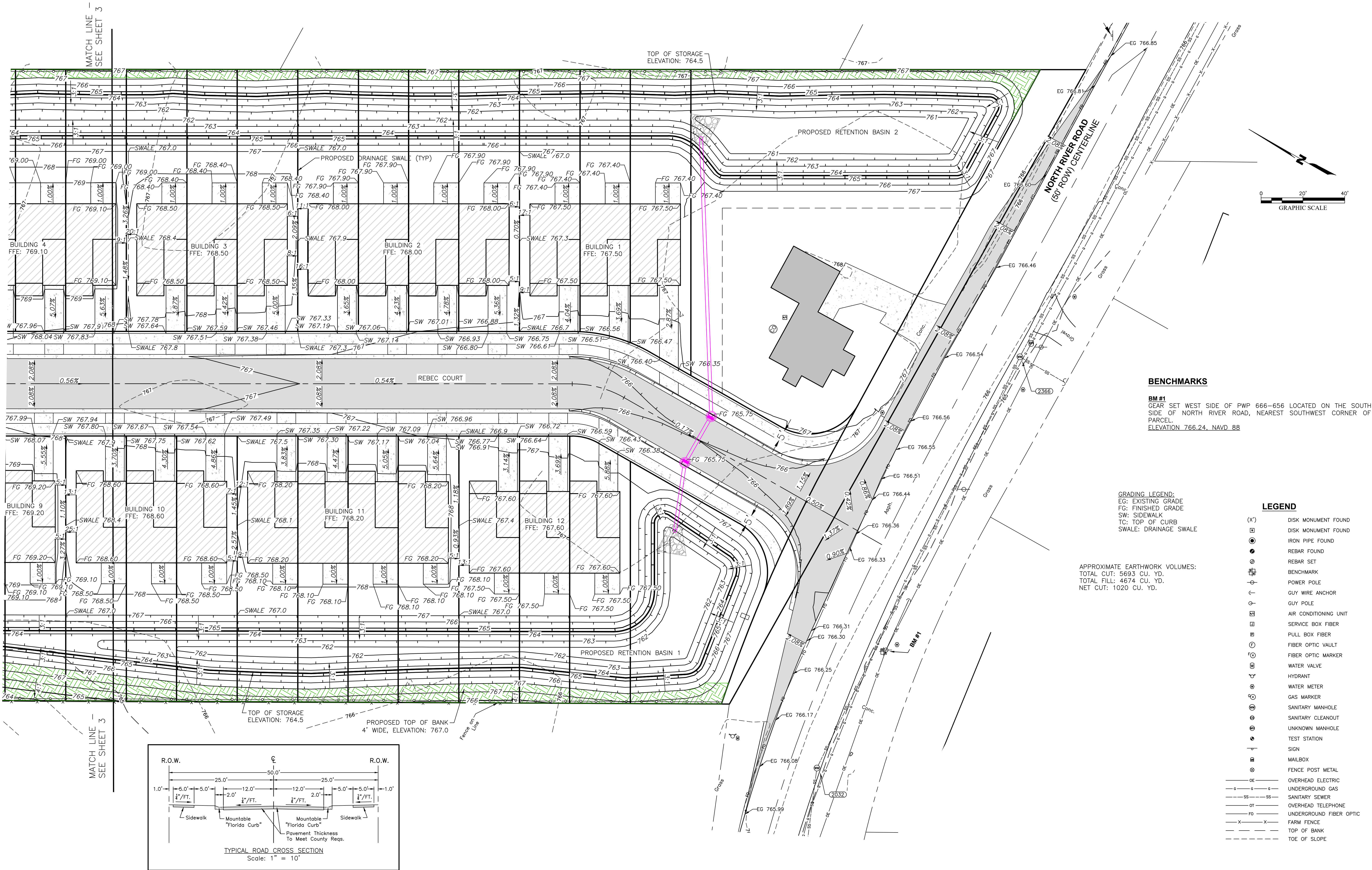
2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

DRAWING FILE: 96630-DESIGN.DWG
CERTIFICATION DATE: 10/21/2025
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: VW



PROPOSED SITE PLAN
PRIMARY PLAT
BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL
PT. SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025096630

BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL, INDIANA 46514
DRAWN: SAMMICK, ELKHART, INDIANA
PROJECT: 96630-3D-DESIGN.DWG
DATE: 10/21/2025
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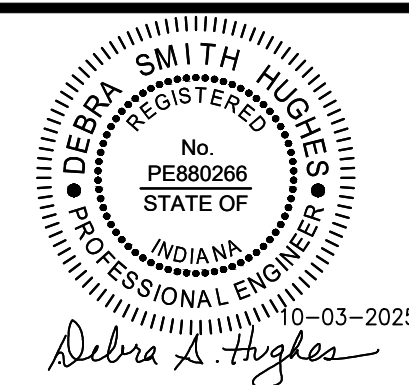


NO.	REVISIONS	DATE
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2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

DRAWING FILE: 96630-3D-DESIGN.DWG
CERTIFICATION DATE: 10/21/2025
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: MMR

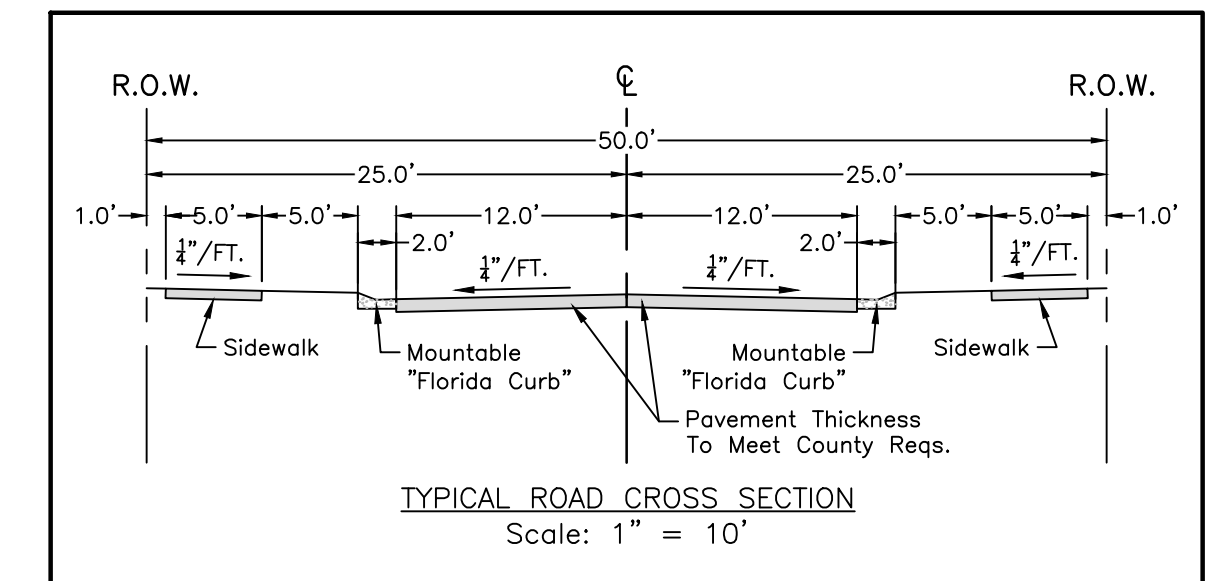


PROPOSED GRADING PLAN-SOUTH
BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL
PT. SE 1/4, SEC. 22, T38N, R6E,
WASHINGTON TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025096630

SHEET 2
OF 5

GRADING LEGEND:
EG: EXISTING GRADE
FG: FINISHED GRADE
SW: SIDEWALK
TC: TOP OF CURB
SWALE: DRAINAGE SWALE

EARTHWORK VOLUMES:
TOTAL CUT: 5693 CU. YD.
TOTAL FILL: 4674 CU. YD.
NET CUT: 1020 CU. YD.



LEGEND

- (X) DISK MONUMENT FOUND
- DISK MONUMENT FOUND
- IRON PIPE FOUND
- ⊙ REBAR FOUND
- ⊙ REBAR SET
- ⊙ BENCHMARK
- ⊙ POWER POLE
- ⊙ GUY WIRE ANCHOR
- ⊙ GUY POLE
- ⊙ AIR CONDITIONING UNIT
- ⊙ SERVICE BOX FIBER
- ⊙ PULL BOX FIBER
- ⊙ FIBER OPTIC VAULT
- ⊙ FIBER OPTIC MARKER
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ WATER METER
- ⊙ GAS MARKER
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT
- ⊙ UNKNOWN MANHOLE
- ⊙ TEST STATION
- ⊙ SIGN
- ⊙ MAILBOX
- ⊙ FENCE POST METAL
- OE — OVERHEAD ELECTRIC
- G — UNDERGROUND GAS
- SS — SANITARY SEWER
- OT — OVERHEAD TELEPHONE
- FO — UNDERGROUND FIBER OPTIC
- X — FARM FENCE
- — — — — TOP OF BANK
- — — — — TOE OF SLOPE

DATA: SAMANCA ELIA PROJECTS: 1025096630-3D-DESIGN.DWG: 1025096630-3D-DESIGN.DWG

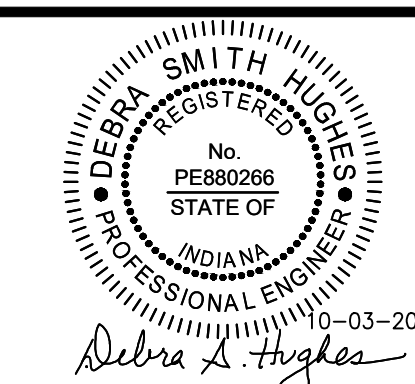
PRINTED: Tuesday, October 21, 2025, 3:10:05 PM

NO.	REVISIONS	DATE
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DRAWING FILE: 96630-3D-DESIGN.DWG
CERTIFICATION DATE: 10/21/2025
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: MMR



PROPOSED GRADING PLAN-NORTH
BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL
PT. SE 1/4, SEC. 22, T38N, R6E,
WASHINGTON TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025096630

SHEET 3
OF 5

Determination of Coefficient "C" for Existing Watershed										
Watershed	Roof (sf)	Pavement (sf)	Gravel (sf)	Pervious (sf)	Total Area (sf)	Impervious x 0.95	Gravel x 0.95	Pervious x 0.15	Weighted total area (sf)	Average C
Existing Site	6,278	3,510	1,147	207,959	218,894	9,299	1,090	31,194	41,582	0.19

Determination of Coefficient "C" for Proposed Watersheds											
Watershed	Roof (sf)	Pavement (sf)	Retention (sf)	Pervious (sf)	Total Area (sf)	Impervious x 0.95	Retention x 1.00	Pervious x 0.15	Weighted total area (sf)	Average C	Area (Ac.)
A	28,561	30,257	9,723	83,860	152,401	55,877	9,723	12,579	78,179	0.51	3.50
B	11,479	13,167	3,476	38,370	66,492	23,414	3,476	5,756	32,645	0.49	1.53
Total	40,040	43,424	13,199	122,231	218,893	79,291	13,199	18,335	110,824		5.03

Table 4.5 Computation Sheet for Storm Water Storage Calculations - Proposed Watershed A						
Storm Duration	100 Year Rainfall	Inflow Rate Q	Outflow Rate	Storage Rate	Required Storage in Acre Feet (AF)	Required Storage in Cubic Feet (CF)
(Tc) hours	(i) inches/hour	$Q@Tc=CA$	O	$S=Q-O$	$Tc*S=AF$	$AF * 43,560=CF$
0.50	3.96	7.11	0.00	7.11	0.296	12,900
1.00	1.98	3.55	0.00	3.55	0.296	12,900
2.00	1.55	2.78	0.00	2.78	0.464	20,196
3.00	1.14	2.05	0.00	2.05	0.512	22,281
4.00	0.92	1.65	0.00	1.65	0.550	23,975
5.00	0.77	1.38	0.00	1.38	0.576	25,082
6.00	0.67	1.20	0.00	1.20	0.601	26,190
9.00	0.48	0.86	0.00	0.86	0.646	28,144
15.00	0.32	0.57	0.00	0.57	0.718	31,272
20.00	0.25	0.45	0.00	0.45	0.748	32,575
24.00	0.22	0.39	0.00	0.39	0.790	34,399
	Developed CA	1.79			Total volume required	34,399
					Total volume provided	36,974
					% storage	107%

BRISTOL COMMONS D.P.U.D. R-3
SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA

WATER MAIN MATERIALS AND TESTING

2. PRESSURE TEST - THE CONTRACTOR SHALL CONDUCT A HYDROSTATIC TEST ON THE WATER MAIN IN ACCORDANCE WITH TOWN REQUIREMENTS. THE TEST SHALL BE FOR A MINIMUM OF TWO HOURS AT A PRESSURE OF 150 PSI. LEAKAGE SHALL NOT EXCEED THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FOLLOWING FORMULA:

L= ALLOW.
N= NUMB
D= NOMIN
P= AVERA

3. SANITIZING - THE CONTRACTOR SHALL THOROUGHLY FLUSH AND SANITIZE ALL PARTS OF THE NEW WATER MAIN PIPING SYSTEM PRIOR TO ITS BEING PLACED IN SERVICE IN ACCORDANCE WITH THE TOWN REQUIREMENTS. THE PROCEDURE FOR STERILIZATION SHALL BE AS FOLLOWS:
- (A) FLUSH THE NEW PIPE LINES UNTIL WATER RUNS CLEAR. FLUSH ALL VALVES WITH POTABLE WATER FROM EXISTING PUBLIC SUPPLY.
- (B) THE CHLORINATING AGENT SHOULD BE APPLIED AT THE BEGINNING OF THE NEW PIPE LINE EXTENSIONS, OR ANY VALVED SECTION THEREOF, THROUGH A CORPORATION COCK INSERTED IN THE TOP OF THE NEW LAID MAIN. THE CHLORINATING AGENT TO BE USED MAY BE LIQUID CHLORINE APPLIED FROM CYLINDERS THROUGH A PORTABLE CHLORINATOR OR HYPOCHLORITE OF LIME (CALCIUM HYPOCHLORITE) APPLIED THROUGH A RUBBER HOSE BY GRAVITY OR A SOLUTION PUMP HYPOCHLORINATOR. WATER FROM THE EXISTING DISTRIBUTION SYSTEM SHALL BE CONTROLLED SO AS TO FLOW SLOWLY INTO THE NEW MAIN DURING CHLORINE APPLICATION. ENOUGH CHLORINE SHALL BE USED TO GIVE A RESIDUAL OF 50 PPM FOR A CONTACT PERIOD OF 24 HOURS. VALVES SHALL BE REGULATED TO PREVENT BACKFLOW OF THE HEAVILY CHLORINATED WATER INTO THE EXISTING SYSTEM.
- (C) AFTER THE CHLORINATED WATER HAS REMAINED IN THE MAIN FOR THE 24 HOURS, THOROUGHLY FLUSH THE LINE UNTIL ALL OF THE HEAVILY CHLORINATED WATER HAS BEEN REMOVED. FOR RETENTION PERIODS SHORTER THAN 24 HOURS, INCREASE CHLORINE CONCENTRATION ACCORDINGLY.
- (D) AT LEAST 2 SUCCESSIVE SAMPLES OF THE REPLACEMENT WATER TAKEN AT 24 HOUR INTERVALS FROM THE END-MOST OUTLET OF THE TREATED PIPE LINE SHALL BE TESTED BACTERIOLOGICALLY BY THE TOWN LABORATORY AND CERTIFIED SATISFACTORY PRIOR TO PLACING THE NEW MAINS IN SERVICE FOR PUBLIC USE. SHOULD THE SAMPLES TESTED PROVE THE WATER UNSAFE FOR HUMAN CONSUMPTION AND USE, THE CONTRACTOR SHALL PROCEED TO RECHLORINATE AND FLUSH THE WATER LINE UNTIL 2 SUCCESSIVE SAMPLES OF REPLACEMENT WATER TAKEN AT LEAST 24 HOURS APART TEST SATISFACTORY. RECHLORINATION SHALL BE ACCOMPLISHED BY THE SAME PROCEDURE INDICATED IN (B) ABOVE.

SANITARY SEWER PIPE CONSTRUCTION NOTES AND SPECIFICATIONS:

1. 8 IN. DIAM. GRAVITY SANITARY SEWER MATERIAL IN RIGHT-OF-WAY TO BE SDR 26 PVC MEETING ASTM D3034 REQUIREMENTS OR APPROVED EQUAL.
2. PIPE TO BE INSTALLED IN ACCORDANCE WITH ASTM D3211.
3. PIPE JOINTS TO BE IN ACCORDANCE WITH ASTM D3212.
4. CONCRETE MANHOLES TO BE IN ACCORDANCE WITH ASTM C478 WITH FLEXIBLE RUBBER BOOT CONNECTORS CONFORMING TO ASTM C323 FOR PIPES.
5. CONSTRUCTION CONTRACTOR TO NOTIFY TOWN 48 HOURS PRIOR TO ALL SANITARY SEWER CONSTRUCTION WORK IN NORTH RIVER ROAD R.O.W. TOWN INSPECTION AND APPROVAL IS REQUIRED FOR ALL SANITARY SEWER CONSTRUCTION WORK.
6. REQUIRED TESTING: ALL TESTING TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS. ALL TESTING SHALL BE WITNESSED BY TOWN'S REPRESENTATIVE. TOWN'S REPRESENTATIVE SHALL BE GIVEN 24 HOURS ADVANCE NOTICE PRIOR TO TESTING ACTIVITY.
- 6.1. GRAVITY SANITARY SEWERS
 - 6.1.1. INFILTRATION-EXFILTRATION TESTING BY LOW-PRESSURE AIR TEST IN ACCORDANCE WITH ASTM F1417.
 - 6.1.2. NEGATIVE AIR PRESSURE TEST REQUIRED ON ALL MANHOLES:
 - 6.1.3. PIPE DEFLECTION TEST TO HAVE LESS THAN 5% MAXIMUM DEFLECTION 30 DAYS AFTER INSTALLATION.

WATER SERVICE PIPE CONSTRUCTION NOTES AND SPECIFICATIONS:

1. WATER SERVICE MATERIAL TO BE 1 IN. HDPE TUBING GTS DR9 OR APPROVED EQUAL.
2. CONSTRUCTION CONTRACTOR TO NOTIFY TOWN 48 HOURS PRIOR TO ALL WATER MAIN PIPE CONSTRUCTION WORK IN NORTH RIVER ROAD RIGHT OF WAY.
3. TOWN INSPECTION AND APPROVAL IS REQUIRED FOR WATER MAIN TAP AND ALL WATER SERVICE PIPE WORK.
4. TRACER WIRE TO BE PLACED ON PLASTIC WATER SERVICE DURING INSTALLATION. TRACER WIRE TO BE #10 WIRE, ELECTRICALLY CONTINUOUS, COPPER-CLADDED, AND HIGH STRENGTH.
5. WATER SERVICE PIPES TO BE A MINIMUM OF 10 FT. HORIZONTAL SEPARATION FROM ALL VERTICAL SEPARATION FROM ALL SANITARY SEWER SERVICE PIPES, SANITARY SEWER MAINS, SANITARY SEWER FORCE MAIN PIPES, OR STORM SEWER PIPES.

SANITARY SEWER SERVICE PIPE CONSTRUCTION NOTES AND SPECIFICATIONS:

1. GRAVITY SANITARY SEWER 4-INCH DIAMETER MATERIAL TO BE PVC SDR 35 MEETING ASTM D3034 REQUIREMENTS OR APPROVED EQUAL.
2. PIPE TO BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
3. PIPE JOINTS TO BE IN ACCORDANCE WITH ASTM D3212.
4. CONSTRUCTION CONTRACTOR TO OBTAIN TOWN INSPECTION AND APPROVAL ALL SANITARY SEWER CONSTRUCTION WORK.

SANITARY SEWER STRUCTURE DATA

SANITARY MANHOLE 2366
RIM 765.41
INV 10" PIPE W 755.81
INV 10" PIPE E 755.46
TOP 3" PVC S 760.91
SHELF 756.61
4' DIA CONCRETE STRUCTURE

SANITARY MANHOLE 2032
RIM 765.27
INV 8" PIPE W 756.42
INV 10" PIPE E 756.22
SHELF 757.37
4' DIA CONCRETE STRUCTURE

SANITARY MANHOLE 2132
RIM 766.40
INV 10" PIPE W 754.10
INV 10" PIPE SE 754.15
INV 8" PIPE NW 756.3
4' DIA CONCRETE STRUCTURE



NO.	REVISIONS	DATE
1		
2		
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6		
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8		



2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

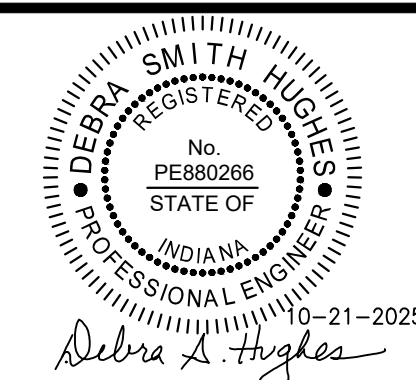
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CERTIFICATION DATE: 10/21/2025

HORIZONTAL SCALE: 1" = 40'

VERTICAL SCALE: NONE

ENGINEER: Debra S. Hughes, P.E.



PROPOSED UTILITY PLAN

BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL
PT. SE 1/4, SEC. 22, T38N, R6E,
WASHINGTON TWP., ELKHART CO., INDIANA

JOB NUMBER: 1025096630

SHEET 5
OF 5

Detailed Planned Unit Development
to be known as

Bristol Commons D.P.U.D. R-3

Situated in the Southeast Quarter, Section 22,
Township 38 North, Range 6 East,
Washington Township, Elkhart County, Indiana

Tax ID Number: 20-03-22-451-003.000-031

Address: 208 N. River Road, Bristol IN 46507

Surveying and Mapping, LLC

2810 Dexter Drive
Elkhart, Indiana 46514
Phone 574.266.1010
Fax 574.262.3040
Debra S. Hughes, P.E.
Indiana Professional Engineer 60880266
Email: debra.hughes@sam.biz
October 3, 2025

D.P.U.D. Description

LEGAL DESCRIPTION PER DR 2011-021649

A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22),
TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, MORE
PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST
CORNER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22),
TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, THENCE SOUTH
1374.36 FEET; THENCE EAST 96.17 FEET TO THE PLACE OF BEGINNING; THENCE
EAST 344.23 FEET; THENCE SOUTH 28 DEGREES 54 MINUTES EAST, 722.20 FEET;
THENCE WEST 346.32 FEET; THENCE NORTH 28 DEGREES 54 MINUTES WEST,
722.55 FEET TO THE PLACE OF BEGINNING.

1. Project Overview

A. Project Summary:

- 1) The property is currently owned by Mihailo Rebec, the petitioner.
- 2) The property use will be restricted to single-family attached residences with associate drainage, grading, and utility improvements.
- 3) The D.P.U.D. R-3 zone is requested to allow reduced lot sizes, lot widths and setback dimensions.

B. Reasons for the chosen location:

- 1) The property is on N. River Road within Bristol town limits. The Town of Bristol has agreed to allow extension of Town sanitary sewer and water main utilities north into the development to service the residences.
- 2) The location will provide convenient pedestrian, bicycle, golf cart and vehicle access to the town.

C. Relation of existing uses to surrounding land uses:

- 1) East: Residential, zoned R-1
- 2) West: Residential, zoned R-1
- 3) North: Residential, zoned R-1.
- 4) South: Residential, zoned R-1

D. Proposed Land use:

LAND USE CALCULATIONS	SF	AC
PROPERTY AREA	218,893	5.03
N RIVER RD ROW	5,291	0.12
D.P.U.D. R-3	213,602	4.90

E. Protections for surrounding residential uses against nuisances:

- 1) There will be minimal outside lighting on the proposed residences such as lights adjacent to the front and rear doors. Outdoor lighting will be shielded to avoid shedding light on adjoining properties.
- 2) The garage is in the front of each residence to avoid headlight glare on adjoining property.

2. Development project details

A. Site Improvements and Changes

- 1) Twelve buildings are proposed, each with three or four attached residences. Forty new units are proposed, each on its own lot. There is one existing residence which will remain on a separate lot.

B. Project Phasing

- 1) The project will be completed in three phases. Phase 1 will include the southern four building. Phase 2 will include the next four buildings. Phase 3 will include the north four buildings. The first phase will be in 2026. Phase 2 construction is planned for 2027. Phase 3 construction is planned for 2033.

C. Site Access

- 1) One new public road is proposed for the development.
- 2) One existing driveway to N. River Road for the existing residence will remain.
- 3) Two existing driveways for existing residence will be removed.

D. Days and Hours of Operation

- 1) Not applicable

E. Indoor and Outdoor Activity

- 1) Residences will have front and back yards and sidewalks for outdoor activity by owners.

F. Number of Visitors per Day

- 1) Not applicable

G. Number of Trucks and other vehicles per day

- 1) Five box truck deliveries are expected per day.

H. Parking and Parking Surfaces Plan

- 1) There will be a one car garage and driveway for each residence.

I. Overview of Stormwater Plan

- 1) Stormwater from the road and front yards will be collected in drainage inlet structures and conveyed by pipe to the adjacent retention basins.
- 2) Stormwater from the rear yards will be collected in adjacent drainage swales and retention basins. Stormwater will infiltrate into the ground from the drainage swales and retention basins.

J. Signage

- 1) There will be a permanent sign and temporary sign during lot sales.
- 2) The owner understands that separate sign permits are required.

3. Deviations from Zoning Ordinance standards
 - A. Lot width at front setback
 - 1) Required: 30 ft.
 - 2) Less than 30 ft.: 35 lots
 - B. Lot area
 - 1) Required: 4,000 s.f.
 - 2) Less than 4,000 s.f.: 40 lots (2,546 s.f. min.)
 - C. Front setback
 - 1) 50 ft. Required
 - 2) Less than 50 ft.: 40 lots (40 ft.)
 - D. Cul-de-sac front setback
 - 1) 35 ft. Required
 - 2) Less than 35 ft.: 40 lots (25 ft.)
4. Water Supply and Sanitary Sewer Plan
 - A. The site is within the Town of Bristol boundary. As a result, municipal sanitary sewer and water services are available.
 - B. Each lot will have sanitary sewer and water services.
5. Soils Report
 - A. The site soils were determined from the Elkhart County Soil Survey as shown on the NCRS Web Soil Survey. Site soils are Bristol loamy sand.
 - B. The existing soils type is listed in the notes on Sheet 1.
 - C. The soil survey depth to water table is 80 inches over the entire property.
 - D. There are no ponding soils on the property.
6. Traffic Report
 - A. Traffic Data:
 - 1) N. River Road west of N. Division St.: 4810 (MACOG 2022)
 - B. Development ADT: 254 (ITE 215 Single family attached housing)
 - C. The posted speed limit on N. River Rd. is 30 m.p.h.
 - D. A deceleration lane and acceleration taper has been provided.
 - E. No passing lane has been provided due to location in Town of Bristol.
7. Storm Water Report
 - A. The existing site is level with elevations between 767 and 764.
 - B. N. River Road is the south boundary of the property. There is no existing drainage ditch adjacent to the road.
 - C. There are no county drains on the property.
 - D. The St. Joseph River is 0.1 mile south of the property across N. River Road.
 - E. There is a drainage swale which will drain into proposed drainage retention basins on site. Stormwater will infiltrate into the soil.
 - F. Side slopes for the retention basins shall be a maximum of 3 horizontal to 1 vertical.
 - G. No topsoil shall be placed on the bottom of the proposed retention basins.

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: November 13, 2025

Transaction Number: DPUD-0511-2025.

Parcel Number(s): Part of 20-08-16-401-016.000-034, 20-08-16-401-023.000-034, part of 20-08-16-401-024.000-034.

Existing Zoning: A-1, DPUD M-2.

Petition: For a zone map change from A-1 to DPUD M-2 and for primary approval of a 1-lot minor subdivision to be known as D & M SALES 1st AMENDMENT.

Petitioner: Devon R. & Mattie M. Miller, represented by Wightman.

Location: North side of CR 22, 2,380 ft. west of CR 37, in Middlebury Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	DPUD M-2 & A-1	Manufacturing & Agricultural
North	A-1	Agricultural
South	A-1	Residential / Agricultural
East	M-2	Manufacturing
West	A-1	Residential / Agricultural

Site Description: The subject property comprises one 2.72-acre lot and part of a larger parcel, totaling 6.02 acres, with an existing 27,130 sq. ft. manufacturing building.

History and General Notes:

- **September 4, 2007** – The Board of County Commissioners approved a rezoning from A-1 to DPUD M-2 to be known as D & M Sales DPUD (PC 07-16).
- **May 9, 2019** – The Board of County Commissioners approved an amendment to D & M Sales DPUD to allow for the construction of a new 18,360 sq. ft. building (PC 07-16a).
- **October 9, 2025** – The Plan Commission tabled this petition.

Zoning District Purpose Statements: The purpose of the DPUD, Detailed Planned Unit Development, Overlay zoning district, is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Development Ordinance. The purpose of the M-2, Heavy Manufacturing, zoning district is to accommodate moderately and highly intense manufacturing uses and to prevent encroachment by residential and lighter commercial uses that would eventually lead to land use conflicts. Permitted uses may produce heavy truck traffic, noise, odor, or smoke.

Plan Commission Staff Report (Continued)

Hearing Date: November 13, 2025

Staff Analysis: The purpose of this rezoning petition is to expand the property to allow for a new 24,000 ft² building addition, 1,200 ft² of loading dock area, and a new stormwater retention area.

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The Plan states that redevelopment and reuse of commercial and industrial sites should be encouraged.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the property, existing building, and proposed additions are what is expected in a manufacturing area.
3. The most desirable use of the subject property is commercial, manufacturing, and/or other compatible and supporting uses.
4. The request conserves property values by allowing an existing manufacturing property to expand under the appropriate zoning district.
5. The proposed rezoning promotes responsible growth and development. The DPUD limits the use and details contained in the petition, site plan/support drawing, and PUD ordinance.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, recommends **APPROVAL** of this DPUD amendment and primary plat as the development meets all pertinent standards.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD Amendment - Rezoning, Plat & Site Plan

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

DPUD-0511-2025

Date: 08/04/2025 Meeting Date: October 09, 2025 Transaction #: DPUD-0511-2025
Plan Commission Hearing (PUD)

Description: for a zone map change from A-1 to DPUD M-2 and for primary approval of a 1-lot Minor Subdivision to be known as D & M PLYWOOD SALES

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Wightman & Associates, Inc	Devon R & Mattie M Miller	Wightman & Associates, Inc
1405 N Michigan	13487 County Road 22	1405 N Michigan
Plymouth, IN 46563	Middlebury, IN 46540	Plymouth, IN 46563

Site Address: 13487 County Road 22 Middlebury, IN 46540	Parcel Number: Part of 20-08-16-401-016.000-034 20-08-16-401-023.000-034 Part of 20-08-16-401-024.000-034
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Township: Middlebury
Location: North Side Of County Road 22, 2,380 Feet West Of County Road 37

Subdivision:	Lot #
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Lot Area:	Frontage:	Depth:
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Zoning: A-1, DPUD	NPO List: 09/24/2025
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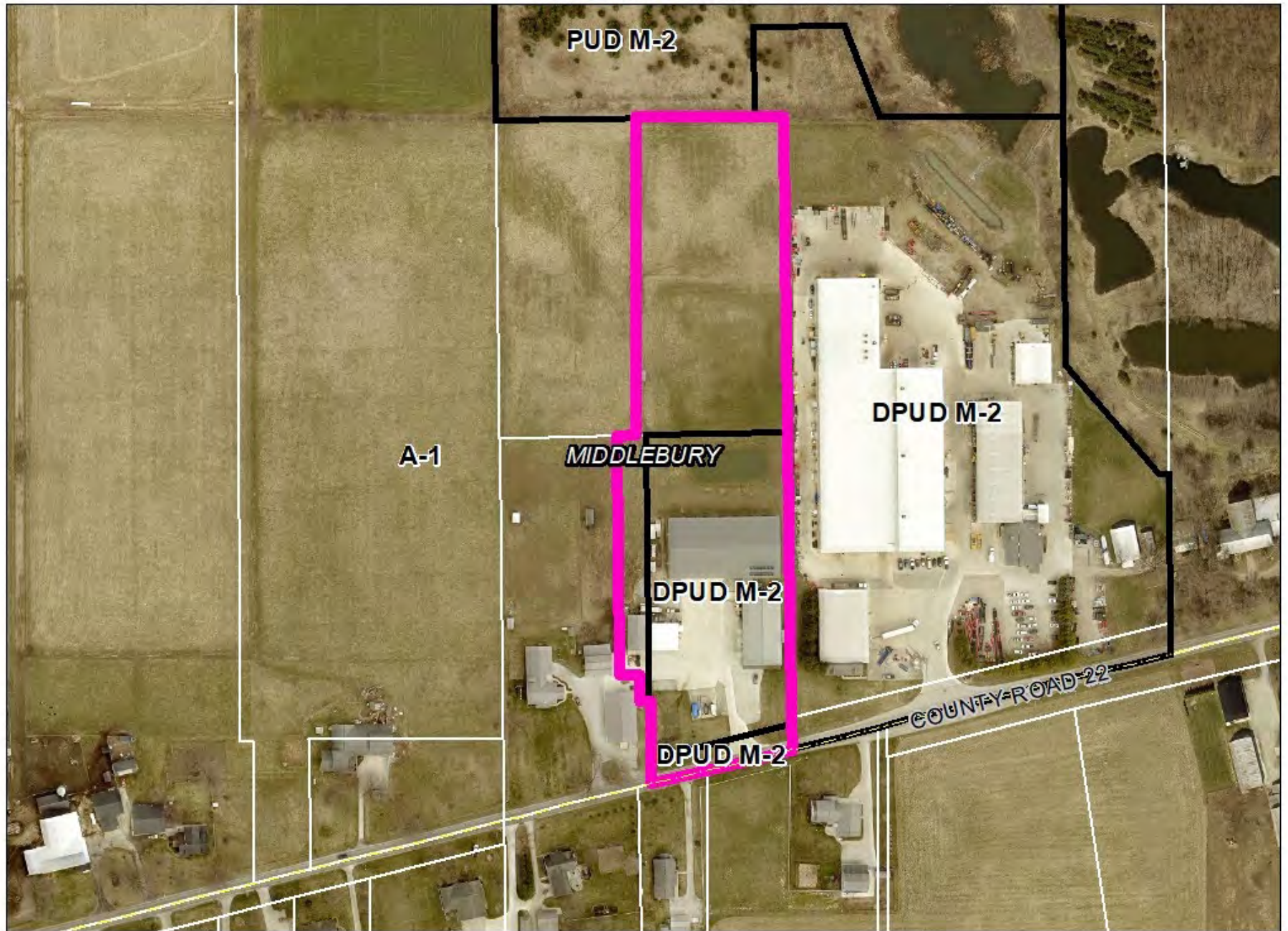
Present Use of Property:

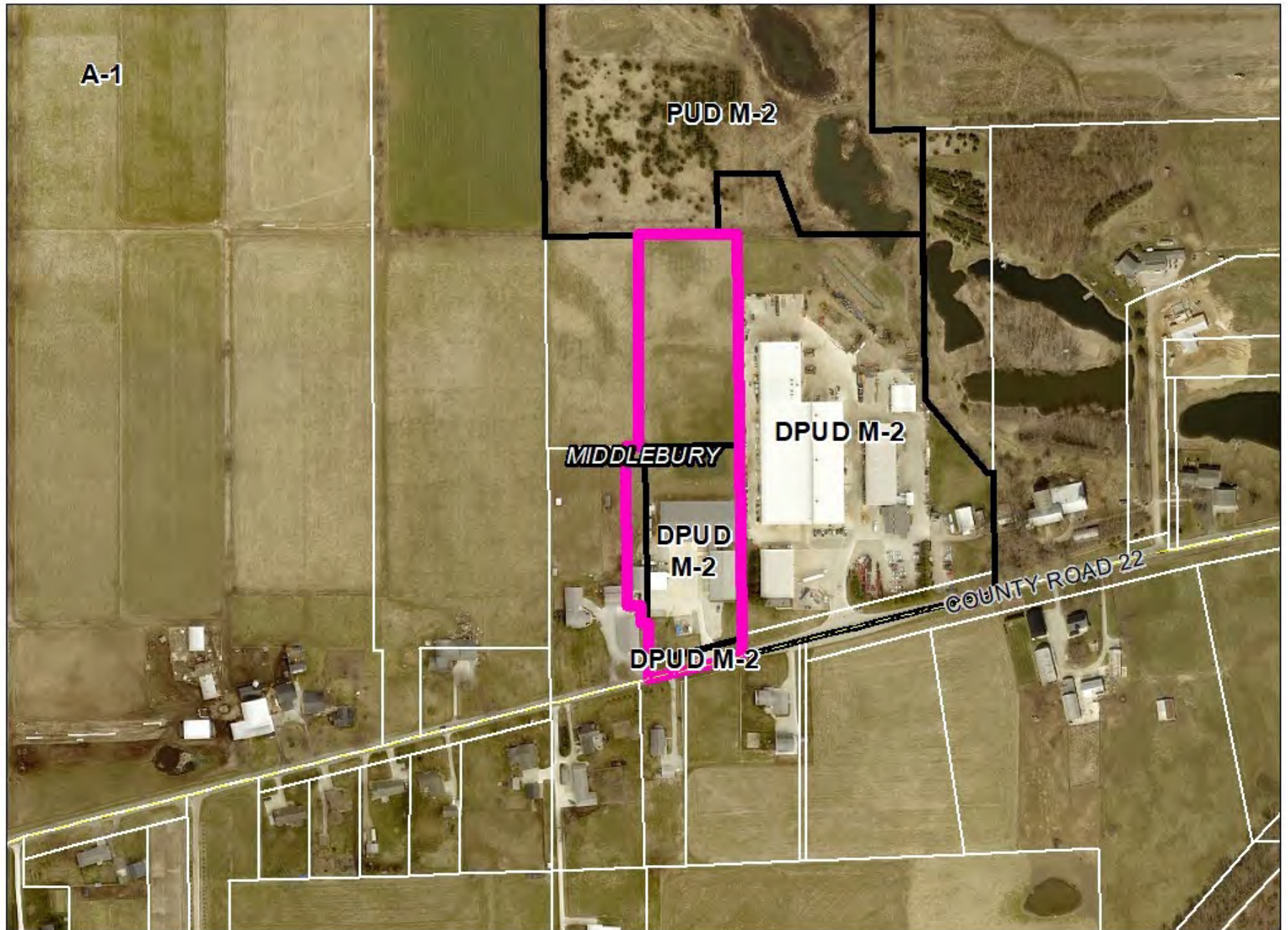
Legal Description:

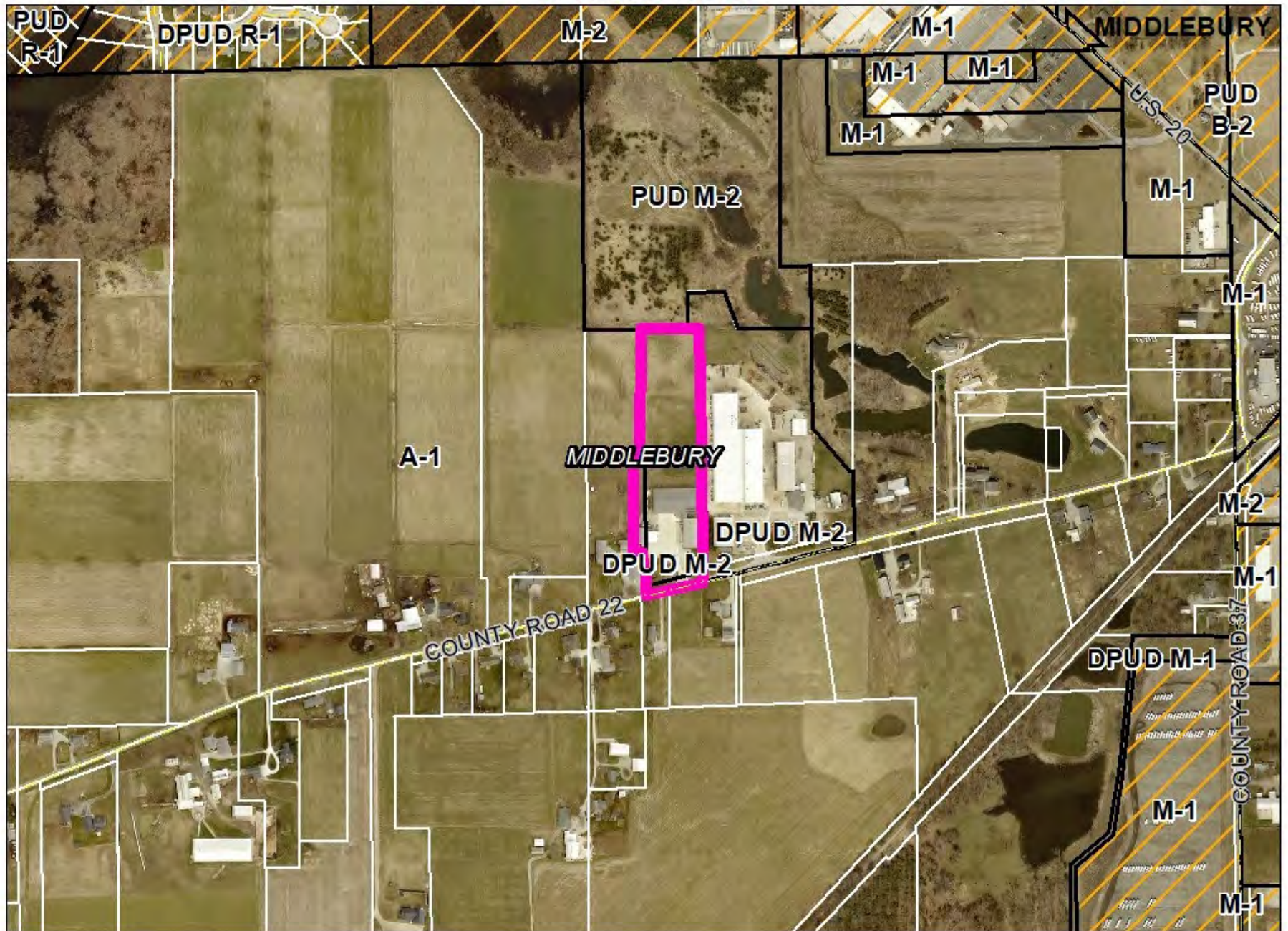
Comments: SEE DPUD AMENDMENT #0226-2019, APPROVED 5/9/2019

Applicant Signature:

Department Signature:







D & M SALES DPUD 1ST AMENDMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 16 TOWNSHIP 36 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA

PROJECT NOTES:

- THE "2024 STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND "STANDARD PLANS" BY THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) ARE HEREBY INCORPORATED INTO THESE CONTRACT DOCUMENTS BY REFERENCE COPIES OF THESE STANDARDS ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF THE ENGINEER.
- THE PLACING OF TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE DONE IN ACCORDANCE WITH THE 2024 INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. (INCORPORATED BY REFERENCE)
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL LAWS, RULES AND REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO OBTAIN A RIGHT OF WAY PERMIT FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. RIGHT OF WAY PERMIT SHOULD BE COORDINATED WITH THE ELKHART COUNTY STREET DEPARTMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND/OR PLANS PREPARED BY OTHERS. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE SURVEYOR PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING ALL BONDS AND INSURANCE CERTIFICATES AND SUBMITTING TRAFFIC CONTROL PLANS FOR REVIEW AND APPROVAL WHICH MAY BE REQUIRED BY THE COUNTY FOR THE CONSTRUCTION OF THIS PROJECT WITHIN THE RESPECTIVE ROAD RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR THESE PERMITS UNLESS OTHERWISE NOTED.
- IN CONFORMANCE WITH PUBLIC ACT 174 OF 2013, ALL CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-482-7171 FOR PROTECTION OF UNDERGROUND UTILITIES. A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.
- THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- THE CONTRACTOR SHALL NOTE THAT MACHINE GRADING, MODIFIED INCLUDES THE REMOVAL OF ALL BRUSH, GUARDRAIL, CONCRETE PAD, SPILLWAY AND ALL OTHER MISCELLANEOUS REMOVAL ITEMS AS REQUIRED, THE REMOVAL OF ALL EMBANKMENT, AND ALL OTHER OPERATIONS NECESSARY TO DEVELOP THE DESIRED CROSS SECTION. ALL TOPSOIL AND UNSUITABLE MATERIAL LOCATED BENEATH THE PROPOSED PAVEMENT SHALL BE REMOVED. ALL TOPSOIL REMOVED MAY BE STOCKPILED AND REUSED.
- FILL SHALL BE PLACED AND ADEQUATELY KEYED INTO STRIPPED AND SCARIFIED SOILS PER THE INDOT 2024 STANDARD SPECIFICATIONS FOR CONSTRUCTION. ALL FILL MATERIAL SHOULD BE AT APPROXIMATELY THE OPTIMUM MOISTURE CONTENT DURING COMPACTION. FURTHERMORE, FILL MATERIAL SHOULD NOT BE FROZEN NOR BE PLACED ON A FROZEN BASE. IT IS RECOMMENDED THAT ALL EARTHWORK AND SITE PREPARATION ACTIVITIES BE CONDUCTED UNDER ADEQUATE SUPERVISION AND PROPERLY CONTROLLED IN THE FIELD BY A GEOTECHNICAL ENGINEERING TESTING FIRM.
- COMPACTION OF ANY FILL BY FLOODING IS NOT ACCEPTABLE. THIS METHOD WILL GENERALLY NOT ACHIEVE THE DESIRED COMPACTION, AND THE LARGE QUANTITIES OF WATER WILL TEND TO SOFTEN THE FOUNDATION SOILS.
- ALL FILL FOR THIS PROJECT MUST BE OBTAINED AND FURNISHED BY THE CONTRACTOR. ALL REQUIRED FILL SHALL BE SELECTED EXCAVATED MATERIAL FROM THE SITE APPROVED BY THE ENGINEER, OR INDOT CLASS II GRANULAR MATERIAL FROM BORROW. EXCESS FILL SHALL BE REMOVED FROM SITE BY THE CONTRACTOR. NOTE: NO BORROW OR SOIL REMOVAL ARRANGEMENTS HAVE BEEN PREARRANGED FOR THIS PROJECT, AND SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR.
- SLOPE ALL BANKS AND GRADE UNIFORMLY FROM BACK OF CURB AT STREET TO BACK OF CURB AT PARKING LOT; FROM BACK OF CURB TO EXISTING OR PROPOSED GRADES; OR FROM BACK OF CURB TO PROPOSED/EXISTING SIDEWALKS. IN AREAS WHERE NO CURBING IS PROPOSED, UNIFORMLY SLOPE GRADE FROM TOP OF PAVEMENT TO EXISTING GRADE AT A MAXIMUM SLOPE OF 1 ON 6, UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN SUCH A MANNER SO NO EXCAVATIONS ARE LEFT OPEN OVERNIGHT. IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL INSTALL A TEMPORARY FENCE TO PROTECT THE EXCAVATION AT THEIR OWN EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE PATTERNS, AND SHALL RESOLVE ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH MAY RESULT FROM THE CONTRACTOR'S ACTIVITIES.
- DATUM REFERS TO NAVD88 DATUM.
- ALL SCALES FOR DRAWINGS AND DETAILS ARE BASED ON 24"x36" PRINTED PLANS. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- ANY SANITARY SEWER, SANITARY SEWER SERVICE LEADS, WATER MAIN, WATER SERVICES, OR STORM SEWER THAT IS DAMAGED BY THE CONTRACTOR DURING THEIR OPERATIONS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE.
- ALL PERMANENT SIGNAGE SHALL COMPLY WITH INDIANA'S BARRIER FREE DESIGN REQUIREMENTS AND THE AMERICANS WITH DISABILITIES ACT.
- ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE OF INDIANA LICENSED PLUMBER AND ACCORDING TO THE NATIONAL PLUMBING CODE AS MODIFIED BY THE STATE OF INDIANA AND THE LOCAL HEALTH DEPARTMENT. FURNISH AND INSTALL ALL MATERIALS AND LABOR TO PROVIDE A COMPLETE WORKING SYSTEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, INSPECTIONS AND ALL FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY. THE CONTRACTOR SHALL MAKE ALL PERMANENT UTILITY APPLICATIONS AND SHALL BE RESPONSIBLE FOR ALL APPLICABLE FEES AND UTILITY SERVICE INSTALLATION FEES. THIS INCLUDES BUT IS NOT LIMITED TO PRIMARY AND SECONDARY ELECTRICAL SERVICES, PERTAINING TO SUCH, ON BEHALF OF THE OWNER.
- SOILS EXPOSED IN THE BASE OF ALL SATISFACTORY FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN, AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.

FOR
D & M PLYWOOD SALES
C/O JAMES HOCHSTETLER
13487 COUNTY ROAD 22
MIDDLEBURY, INDIANA 46540



PROJECT LOCATION MAP

SCALE: 1" = 1000'

OWNER INFORMATION

D & M PLYWOOD SALES
C/O JAMES HOCHSTETLER
(250) 350 - 0334

ENGINEER INFORMATION

WIGHTMAN
1405 N. MICHIGAN ST.
PLYMOUTH, IN 46563
(574) 936 - 3469

LAND SURVEYOR INFORMATION

WIGHTMAN
J. BERNARD FEENEY
1405 N. MICHIGAN ST.
PLYMOUTH, IN 46563
(574) 936 - 3469

PROJECT SCHEDULE

BUILDING PROCESS: **TO BE DETERMINED.**
CONSTRUCTION COMPLETE: **TO BE DETERMINED.**



NOTIFY UTILITY COMPANIES BEFORE YOU DIG

IN CONFORMANCE WITH PUBLIC ACT 174 OF 2013, ALL CONTRACTORS SHALL CALL MISS DIG @ 811 OR 800-482-7171 FOR PROTECTION OF UNDERGROUND UTILITIES. A MINIMUM OF THREE FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO BEGINNING EACH EXCAVATION IN ANY AREA. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

INDEX OF PLANS

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING SITE PLAN
3	DEMOLITION PLAN
4	PROPOSED SITE PLAN
5	DRAINAGE AND GRADING PLAN
6	EROSION CONTROL PLAN
7	EROSION CONTROL PLAN
8	EROSION CONTROL PLAN DETAILS

SITE INFORMATION

GENERAL

SITE PLAN REVIEW - D & M PLYWOOD SALES

ZONING

DISTRICT: M - 2, MANUFACTURING

SITE USE

BUILD A NEW ADDITION M - 2, MANUFACTURING BUILDING ADDITION .

SITE ADDRESS

13487 COUNTY ROAD 22, MIDDLEBURY, IN 46540

AREA, BUILDING AND SETBACK INFORMATION

SITE AREA 102,090 SFT, 2.34 ACRES.

BUILDING

MAXIMUM STRUCTURE HEIGHT: 40'
MAXIMUM LOT COVERAGE: DO NOT EXCEED 65% OF LOT AREA
MINIMUM MAIN FLOOR AREA: 1,440 SQ. FT. PER PRIMARY STRUCTURE.
MINIMUM FLOOR AREA PER UNIT: 720 SQ. FT. AVERAGE PER DWELLING UNIT.

EXISTING

FRONT SETBACK (FT) 75' FEET FROM CENTER LINE OF CR 22
SIDE SETBACK (FT) 25'
SIDE YARD SETBACK (ADJ. TO RESIDENTIAL) 50 FEET (NOT USED FOR RESIDENCE)
REAR SETBACK (FT) 15'

SOIL TYPE ON SITE

CrA: CROSIER LOAM, 0 TO 2 PERCENT SLOPES
KoA: KOSCIUSKO-ORMAS COMPLEX, 0 TO 2 PERCENT SLOPES

Proposed Description

D & M SALES DPUD
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA AS SHOWN ON A SURVEY BEARING JOB NUMBER 251268, PREPARED AND CERTIFIED BY J. BERNARD FEENEY, PROFESSIONAL SURVEYOR #80040309 ON SEPTEMBER 10, 2025 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF D & M SALES DPUD RECORDED IN PLAT VOLUME 32, PAGE 25 IN THE RECORDS OF THE ELKHART COUNTY RECORDER, SAID BEGINNING POINT BEING LOCATED IN THE CENTERLINE OF COUNTY ROAD 22; THENCE SOUTH 75°59'45" WEST (ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO INDIANA STATE PLANE COORDINATES AS DETERMINED FROM HICORS, EAST ZONE), ALONG SAID CENTERLINE, A DISTANCE OF 239.59 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 0°34'03" WEST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 193.24 FEET TO A POINT; THENCE SOUTH 89°25'57" WEST, A DISTANCE OF 9.10 FEET TO A POINT; THENCE NORTH 1°02'40" WEST ALONG A LINE EQUIDISTANT FROM TWO ADJACENT BUILDINGS, A DISTANCE OF 97.27 FEET TO A POINT; THENCE SOUTH 88°57'20" WEST A DISTANCE OF 21.28 FEET; THENCE NORTH 0°34'03" WEST PARALLEL WITH SAID WEST LINE OF LOT 1 IN SAID PLAT, A DISTANCE OF 285.14 FEET TO A POINT; THENCE NORTH 89°05'30" EAST A DISTANCE OF 23.93 FEET TO A POINT THAT IS 1 FOOT EAST OF AN EXISTING FENCE LINE; THENCE NORTH 0°43'01" WEST, PARALLEL WITH AND 1 FOOT DISTANT FROM SAID FENCE LINE A DISTANCE OF 516.74 FEET TO THE NORTH LINE OF LANDS CONVEYED TO DEVON AND MATTIE MILLER BY INSTRUMENT NUMBER 2000-20816 IN SAID ELKHART COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°55'32" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 241.65 FEET TO THE NORTHEAST CORNER OF SAID MILLER LANDS; THENCE SOUTH 0°34'03" EAST ALONG THE EAST LINE OF SAID MILLER LANDS AND ALONG THE EAST LINE OF SAID PLAT OF D & M SALES DPUD, A DISTANCE OF 1034.01 FEET TO THE PLACE OF BEGINNING CONTAINING 6.02 ACRES MORE OR LESS.



WIGHTMAN

1405 N. MICHIGAN ST.
PLYMOUTH, IN. 46563
574.936.3469

www.gowightman.com

PROJECT NAME:

D & M PLYWOOD SALES
13487 COUNTY ROAD 22
MIDDLEBURY, IN 46540

JAMES HOCHSTETLER
7165 W 650 N
SHIPSHAWANA, IN 46565

9/15/2025 - REVISIONS PER TRC

9/5/2025 - REVISION PER TODD CLARK

REVISIONS

THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
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DATE: 07/21/2025

SCALE: 1" = 1000'

DRAWN BY: SSH

CHECKED BY: BF

COVER SHEET

JOB No. 251268

1 OF 9

J. Bernard Feeney
J. BERNARD FEENEY
PS #80040309
bfeeney@gowightman.com



NOTES:

- PROPERTY ADDRESS: 13487 COUNTY ROAD 22, MIDDLEBURY, INDIANA 46540
- CURRENT ZONING: P.U.D. M-2 (MANUFACTURING)
BUILDING SETBACKS:
FRONT YARD = 75 FEET FROM CENTER LINE OF CR 22
SIDE YARD = 25 FEET
REAR YARD = 15 FEET
SIDE YARD (ADJ. TO RESIDENTIAL) = 50 FEET (ADJ. PROPERTY NOT USED FOR RESIDENCE)
PARKING SETBACKS:
FRONT YARD = 15 FEET FROM PROPERTY LINE OR 55 FEET FROM CENTERLINE OF COUNTY ROAD 22, WHICHEVER GREATER.
- CURRENT USE: MANUFACTURING AND DISTRIBUTION
- PROPOSED USE: MANUFACTURING AND DISTRIBUTION
- CONTRACTOR TO FIELD VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON SITE. THE CONTRACTOR SHALL NOTIFY THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCIES.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING, UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL PROPOSED BUILDING DIMENSIONS.
- BARBED WIRE, RAZOR WIRE AND ELECTRIFIED FENCES SHALL NOT BE PERMITTED.
- DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
- THE SITE SHALL CONFORM TO THE AREA, HEIGHT, AND DEVELOPMENT REGULATIONS OF THE D.P.U.D. M - 2, MANUFACTURING DISTRICT.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

D & M SALES DPUD 1ST AMENDMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7 EAST,
MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA

LEGAL DESCRIPTION

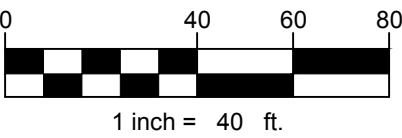
LOT 1 OF D & M SALES D.P.U.D. M-2 AS SHOWN IN PLAT 32, PAGE 25, INSTRUMENT NO. 2007-29367.

PRE CONSTRUCTION - TABULATED DATA
(INFORMATION FROM PREVIOUS D & M PLYWOOD SALES D.P.U.D.
SITE PLAN PERFORMED BY ABONMARCHÉ, JOB NO. 19-0256)

	SFT	ACREAGE	%
BUILDINGS	27,130.0	0.6	22.9
HARDSPACE & GRAVEL	32,334.0	0.7	27.5
OPEN AREA	58,770.0	1.3	49.6
TOTAL	118,234.0	2.6	100.0

LEGEND

- = FOUND IRON
- = SET 5/8" REBAR W/ CAP FIRM NO. 0145 (FLUSH)
- ▲ = CONTROL POINT
- ▽ = SET MAG NAIL
- ⊞ = COMMUNICATION VAULT
- ⚡ = POWER POLE
- RP = RED PAINT-ELECTRIC
- YP = YELLOW PAINT-GAS
- G — = APPROXIMATE BURIED GAS
- E — = APPROXIMATE BURIED ELECTRIC
- +—+—+— = FENCE LINE
- ⊙ = DECIDUOUS TREE



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S89°25'57"W	9.10'
L2	S88°57'20"W	21.28'
L3	N89°05'30"E	23.93'

ZONING - ELKHART COUNTY ZONING ORDINANCE

EXISTING SITE IS "P.U.D. M-2" (MANUFACTURING) AND ADJACENT ZONING TO THE WEST, NORTH, AND SOUTH IS "A-1" AND M-2 MANUFACTURING (RESIDENTIAL AND AGRICULTURE USE).

SANITARY SEWER & WATER

THE EXISTING BUILDING IS CURRENTLY SERVICED BY AN EXISTING ONSITE SEPTIC SYSTEM LOCATED ON SITE. THIS SEPTIC SYSTEM SHALL REMAIN IN USE. THERE PROPOSED BUILDING SHALL CONTINUE TO UTILIZE THE EXISTING WATER WELL WELL SHOWN ON PLAN. NO ADDITIONAL WATER IS ANTICIPATED. ALL PERMITS SHALL BE OBTAINED TO CONTINUE TO UTILIZE THE WELL FOR THE NEW ADDITION.

LANDSCAPE

THERE IS NO NEW LANDSCAPING PROPOSED FOR THIS PROJECT AS ADJOINING PROPERTY IN NON-RESIDENTIAL TO THE WEST AND AGRICULTURAL TO THE NORTH AND M-2 MANUFACTURING TO THE EAST.

SIGN

THERE IS NO NEW SIGNAGE REQUESTED FOR THIS PROJECT.

STORAGE

THERE WILL BE NO OUTSIDE STORAGE AND DISPLAY.

EMPLOYEES

THE NUMBER OF EMPLOYEES WILL NOT CHANGE, THEY WILL HAVE THE SAME AMOUNT OF EMPLOYEES.

DAY AND HOURS OF OPERATION

MONDAY - FRIDAY, 6 A.M TO 4 P.M

ADDITIONAL NOTES:

- ADJACENT ZONING TO THE WEST, NORTH, AND SOUTH IS "A-1" AND INDUSTRIAL (RESIDENTIAL AND AGRICULTURE USE).
- THERE IS NO MINIMUM REQUIRED SIGN SET BACK (BEING A NON MAJOR ROAD OR FEDERAL/ STATE HIGHWAY).
- THERE WILL BE NO OUTSIDE STORAGE AND DISPLAY.
- THERE IS NO OFFSITE WELL, SEPTIC, AND RESERVE AREA WITHIN THE 100' REZONING AREA.
- ALL PROPOSED PRIVATE SYSTEMS MUST BE OUTSIDE THE RIGHT - OF - WAY.



WIGHTMAN

1405 N. MICHIGAN ST.
PLYMOUTH, IN. 46563
574.936.3469

www.gowightman.com

PROJECT NAME:

D & M PLYWOOD
SALES
COUNTY ROAD 22
MIDDLEBURY, IN 46540

JAMES
HOCHSTETLER

7165 W 650 N
SHIPSHAWANA, IN 46565

9/15/2025 - REVISIONS PER TRC
9/5/2025 - REVISION PER TODD CLARK

REVISIONS

DATE: 7/25/2025
SCALE: 1" = 40'
DRAWN BY: SSH
CHECKED BY: BF

EXISTING
SITE PLAN

JOB NO. 251268

2 OF 9

NOTES:

1. PROPERTY ADDRESS: 13487 COUNTY ROAD 22, MIDDLEBURY, INDIANA 46540
2. CURRENT ZONING: P.U.D. M-2 (MANUFACTURING)
- BUILDING SETBACKS:**
- FRONT YARD = 75 FEET FROM CENTER LINE OF CR 22
- SIDE YARD = 25 FEET
- REAR YARD = 15 FEET
- SIDE YARD (ADJ. TO RESIDENTIAL) = 50 FEET (NOT USED FOR RESIDENCE)
- PARKING SETBACKS:**
- FRONT YARD = 15 FEET FROM PROPERTY LINE OR 55 FEET FROM CENTERLINE OF COUNTY ROAD 22, WHICHEVER GREATER.

3. CURRENT USE: MANUFACTURING AND DISTRIBUTION
4. PROPOSED USE: MANUFACTURING AND DISTRIBUTION
5. CONTRACTOR TO FIELD VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON SITE. THE CONTRACTOR SHALL NOTIFY THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCIES.
6. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING, UNLESS NOTED OTHERWISE.
7. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL PROPOSED BUILDING DIMENSIONS.
8. BARBED WIRE, RAZOR WIRE AND ELECTRIFIED FENCES SHALL NOT BE PERMITTED.
9. DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
10. THE SITE SHALL CONFORM TO THE AREA, HEIGHT, AND DEVELOPMENT REGULATIONS OF THE D.P.U.D. M - 2, MANUFACTURING DISTRICT.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

D & M SALES DPUD

1ST AMENDMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA

PRE CONSTRUCTION - TABULATED DATA
(INFORMATION FROM PREVIOUS D & M PLYWOOD SALES D.P.U.D.
SITE PLAN PERFORMED BY ABONMACHE, JOB NO. 19-0256)

	SFT	ACREAGE	%
BUILDINGS	27,130.0	0.6	22.9
HARDSPACE & GRAVEL	32,334.0	0.7	27.5
OPEN AREA	58,770.0	1.3	49.6
TOTAL	118,234.0	2.6	100.0

LEGAL DESCRIPTION

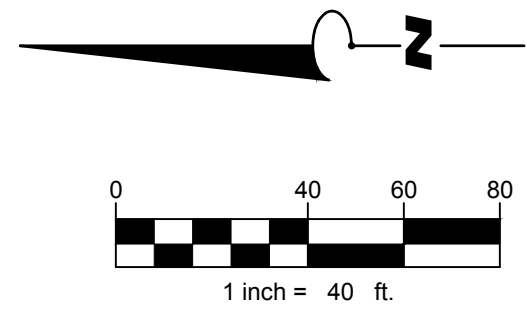
LOT 1 OF D & M SALES D.P.U.D. M-2 AS SHOWN IN PLAT 32, PAGE 25, INSTRUMENT NO. 2007-29367.

ADDITIONAL NOTES:

- ADJACENT ZONING TO THE WEST, NORTH, AND SOUTH IS "A-1" AND INDUSTRIAL (RESIDENTIAL AND AGRICULTURE USE).
- THERE IS NO MINIMUM REQUIRED SIGN SET BACK (BEING A NON MAJOR ROAD OR FEDERAL/ STATE HIGHWAY).
- THERE WILL BE NO OUTSIDE STORAGE AND DISPLAY.
- THERE IS NO OFFSITE WELL, SEPTIC, AND RESERVE AREA WITHIN THE 100' REZONING AREA.
- ALL** PROPOSED PRIVATE SYSTEMS MUST BE OUTSIDE THE RIGHT - OF - WAY.

ADDITIONAL NOTES

- ALL FILL SHALL BE CLEAR GRANCELAR MATERIAL FROM THIS SITE.
- FILL SHALL BE USED FROM PROPOSED RETENTION AREA TO BACKFILL EXISTING RETENTION
- EXISTING RETENTION BASIN SHALL BE DRAINED OF ALL STANDING WATER
- ANY SILT FOUND IN BOTTOM OF EXISTING RETENTION SHALL BE REMOVED.
- NO TOPSOIL FROM PROPOSED RETENTION AREA SHALL BE USED AS ANY SITE BACKFILL
- ALL MATERIAL USED TO BACKFILL THE EXISTING RETENTION AREA SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 98% STANDARD PROCTOR
- ALL FILL MATERIAL PLACED IN FOUNDATION AREA AND TRUCK DOCK AREA SHALL BE TESTED FOR ITS SUITABILITY.
- ALL SOIL TESTING RESULTS ARE TO BE SUBMITTED TO THIS OFFICE PRIOR TO ANY CONCRETE POUR



LEGEND

- = FOUND IRON
- = SET 5/8" REBAR W/ CAP FIRM NO. 0145 (FLUSH)
- ▲ = CONTROL POINT
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- ▣ = COMMUNICATION VAULT
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- RP = RED PAINT-ELECTRIC
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- G — = APPROXIMATE BURIED GAS
- E — = APPROXIMATE BURIED ELECTRIC
- X — = FENCE LINE
- = DECIDUOUS TREE

DEMOLITION LEGEND

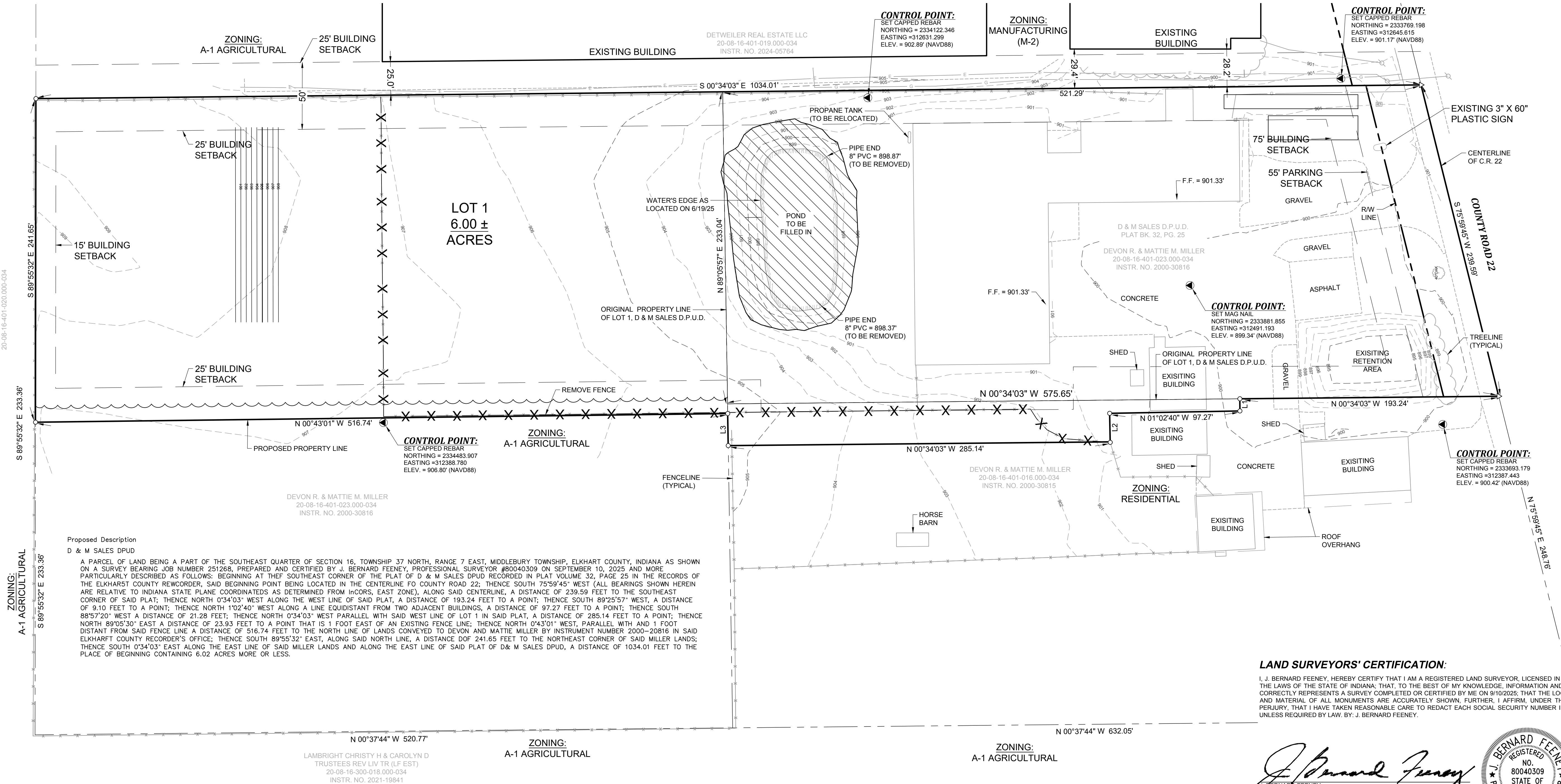
--- = CONSTRUCTION LIMITS

X X X = EXISTING FENCE TO BE REMOVED

[Hatched Box] = TEMPORARY CONSTRUCTION ENTRANCE

[Diagonal Lines Box] = REMOVAL / CLEARING AREA

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S89°25'57"W	9.10'
L2	S88°57'20"W	21.28'
L3	N89°05'30"E	23.93'



LAND SURVEYORS' CERTIFICATION:

I, J. BERNARD FEENEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON 9/10/2025; THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN, FURTHER, I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. BY: J. BERNARD FEENEY.

J. Bernard Feeny
J. BERNARD FEENEY
P.S. #80040309
bfeeny@gowightman.com



W+
WIGHTMAN
1405 N. MICHIGAN ST.
PLYMOUTH, IN. 46563
574.936.3469

www.gowightman.com

PROJECT NAME:
D & M PLYWOOD SALES
COUNTY ROAD 22
MIDDLEBURY, IN 46540

JAMES HOCHSTETLER
7165 W 650 N
SHIPSHAWAN, IN 46565

9/15/2025 - REVISIONS PER TRC
9/5/2025 - REVISION PER TODD CLARK
REVISIONS
DATE: 7/25/2025
SCALE: 1" = 40'
DRAWN BY: SSH
CHECKED BY: BF

DEMOLITION
PLAN

JOB NO. 251268
3 OF 9

ZONING - ELKHART COUNTY ZONING ORDINANCE

EXISTING SITE IS "P.U.D. M-2" (MANUFACTURING) AND ADJACENT ZONING TO THE WEST, NORTH, AND SOUTH IS "A-1" AND M-2 MANUFACTURING (RESIDENTIAL AND AGRICULTURE USE).

SANITARY SEWER & WATER

THE EXISTING BUILDING IS CURRENTLY SERVICED BY AN EXISTING ONSITE SEPTIC SYSTEM LOCATED NEAR THE SOUTHEAST CORNER OF THE PROPERTY. THIS SEPTIC SYSTEM SHALL REMAIN IN USE, BECAUSE THE NUMBER OF EMPLOYEES IS NOT EXPECTED TO CHANGE. THERE SHOULD BE NO PROBLEMS WITH THE EXISTING SEPTIC SYSTEM. THE PROPOSED BUILDING SHALL CONTINUE TO UTILIZE THE EXISTING WATER PROVIDED BY A WELL TO WEST. NO ADDITIONAL WATER IS ANTICIPATED. ALL PERMITS SHALL BE OBTAINED TO CONTINUE TO UTILIZE THE EXISTING WELL ARRANGEMENT FOR THE NEW ADDITION.

LANDSCAPE

THERE IS NO NEW LANDSCAPING PROPOSED FOR THIS PROJECT AS ADJOINING PROPERTY IN NON-RESIDENTIAL TO THE WEST AND AGRICULTURAL TO THE NORTH AND M-2 MANUFACTURING TO THE EAST.

LIGHTING

5 NEW WALL PACK LIGHTS WILL BE INSTALLED ON PROPOSED BUILDING (SEE DRAWING FOR DETAIL)

SIGN

THERE IS NO NEW SIGNAGE REQUESTED FOR THIS PROJECT.

STORAGE

THERE WILL BE NO OUTSIDE STORAGE AND DISPLAY.

EMPLOYEES

THE NUMBER OF EMPLOYEES WILL NOT CHANGE, THEY WILL HAVE THE SAME NUMBER OF EMPLOYEES.

DAY AND HOURS OF OPERATION

MONDAY - FRIDAY, 6 A.M TO 4 P.M

ADDITIONAL NOTES:

- ADJACENT ZONING TO THE WEST, NORTH, AND SOUTH IS "A-1" AND INDUSTRIAL (RESIDENTIAL AND AGRICULTURE USE).
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- THERE WILL BE NO OUTSIDE STORAGE AND DISPLAY.
- THERE IS NO OFFSITE SEPTIC OR RESERVE AREA WITHIN THE 100' REZONING AREA.
- ALL PROPOSED PRIVATE SYSTEMS MUST BE OUTSIDE THE RIGHT - OF - WAY.

ADDITIONAL NOTES

- ALL FILL SHALL BE CLEAN GRANULAR MATERIAL FROM THIS SITE.
- FILL SHALL BE USED FROM PROPOSED RETENTION AREA TO BACKFILL EXISTING RETENTION
- EXISTING RETENTION BASIN SHALL BE DRAINED OF ALL STANDING WATER.
- ANY SILT FOUND IN BOTTOM OF EXISTING RETENTION SHALL BE REMOVED.
- NO TOPSOIL FROM PROPOSED RETENTION AREA SHALL BE USED AS ANY SITE BACKFILL.
- ALL MATERIAL USED TO BACKFILL THE EXISTING RETENTION AREA SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 98% STANDARD PROCTOR.
- ALL FILL MATERIAL PLACED IN FOUNDATION AREA AND TRUCK DOCK AREA SHALL BE TESTED FOR ITS SUITABILITY.
- ALL SOIL TESTING RESULTS ARE TO BE SUBMITTED TO THIS OFFICE PRIOR TO ANY CONCRETE POUR

NOTES:

1. PROPERTY ADDRESS: 13487 COUNTY ROAD 22, MIDDLEBURY, INDIANA 46540

2. CURRENT ZONING: P.U.D. M-2 (MANUFACTURING)

BUILDING SETBACKS:

FRONT YARD = 75 FEET FROM CENTER LINE OF CR 22
SIDE YARD = 15 FEET
REAR YARD = 15 FEET
SIDE YARD (ADJ. TO RESIDENTIAL) = 50 FEET (NOT USED FOR RESIDENCE)

PARKING SETBACKS:

FRONT YARD = 15 FEET FROM PROPERTY LINE OR 55 FEET FROM CENTERLINE OF COUNTY ROAD 22, WHICHEVER GREATER.

3. CURRENT USE: MANUFACTURING AND DISTRIBUTION

4. PROPOSED USE: MANUFACTURING AND DISTRIBUTION

5. CONTRACTOR TO FIELD VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON SITE. THE CONTRACTOR SHALL NOTIFY THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCIES.

6. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING, UNLESS NOTED OTHERWISE.

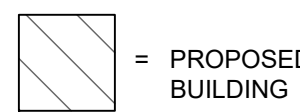
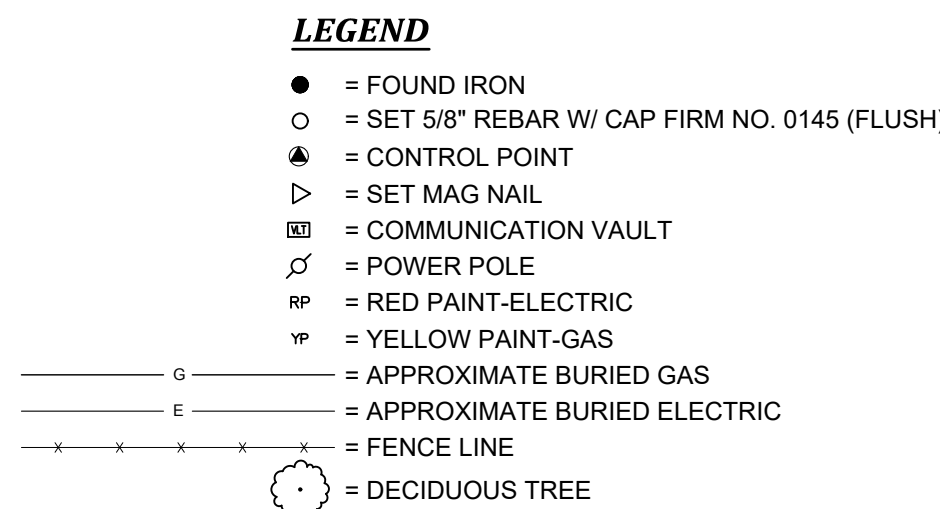
7. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL PROPOSED BUILDING DIMENSIONS.

8. BARBED WIRE, RAZOR WIRE AND ELECTRIFIED FENCES SHALL NOT BE PERMITTED.

9. DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.

10. THE SITE SHALL CONFORM TO THE AREA, HEIGHT, AND DEVELOPMENT REGULATIONS OF THE D.P.U.D. M - 2, MANUFACTURING DISTRICT.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



NEW CONSTRUCTION - TABULATED DATA

	SFT	ACREAGE	%
BUILDINGS	24,000	0.55	23.5
LOADING DOCK	1,200	0.03	1.2
CONCRETE	23,134	0.53	22.7
OPEN AREA	53,756	1.23	52.6
TOTAL	102,090	2.34	100.0

PRE CONSTRUCTION - TABULATED DATA

(INFORMATION FROM PREVIOUS D & M PLYWOOD SALES D.P.U.D. SITE PLAN PERFORMED BY ABONMARCHÉ, JOB NO. 19-0256)

	SFT	ACREAGE	%
BUILDINGS	27,130.0	0.6	22.9
HARDSPACE & GRAVEL	32,334.0	0.7	27.5
OPEN AREA	58,770.0	1.3	49.6
TOTAL	118,234.0	2.6	100.0

REQUIRED PARKING

	SQFT	REQUIRED SPACES
OFFICE	200	0.67
OUTDOOR STORAGE	1,200	1.2
EXISTING BUILDING	26,250	10.5
PROPOSED BUILDING	25,200	10.1
TOTAL	52,850	22.47

REQUIRED	22
PROVIDED	22

WAIVER REQUEST

WAIVER IS HEREBY REQUESTED FROM THE LANDSCAPING ORDINANCE RELATIVE TO AN M-2 USE ADJACENT TO A RESIDENTIAL USE. THE REAR (NORTH) HALF OF THE LINE BETWEEN THE M-2 USE AND RESIDENTIAL USE IS PROPOSED FOR LANDSCAPING. HOWEVER, DUE TO DISTANCE AND AREA CONSTRAINTS FOR EXISTING STRUCTURES AND PROPOSED MANEUVERING ROOM FOR SEMI TRUCKS, WE WOULD REQUEST THAT VARIANCE BE GRANTED FROM LANDSCAPING FRONT HALF OF THE COMMON PROPERTY LINE. THIS REQUEST IS REASONABLE AND APPROPRIATE DUE TO THE FACT THAT THE PROPERTY OWNERS FOR BOTH PIECES OF LAND ARE VIRTUALLY THE SAME - CORPORATE AND PERSONAL. THEY HAVE REMAINED THAT WAY THROUGHOUT THE LIFE OF THE BUSINESS AND ARE EXPECTED TO REMAIN THAT WAY FOR GENERATIONS TO COME.



WIGHTMAN

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PROJECT NAME:

D & M PLYWOOD SALES
COUNTY ROAD 22
MIDDLEBURY, IN 46540

JAMES HOCHSTETLER
7165 W 650 N
SHIPSHAWANA, IN 46565

9/15/2025 - REVISIONS PER TRC

9/5/2025 - REVISION PER TODD CLARK

REVISIONS

THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED.
© 2022 WIGHTMAN & ASSOCIATES, INC.

DATE: 7/25/2025

SCALE: 1" = 40'

DRAWN BY: SSH

CHECKED BY: BF

PROPOSED SITE PLAN

JOB NO. 251268

4 OF 9

NOTES:

1. PROPERTY ADDRESS: 13487 COUNTY ROAD 22, MIDDLEBURY, INDIANA 46540

2. CURRENT ZONING: P.U.D. M-2 (MANUFACTURING)

BUILDING SETBACKS:
FRONT YARD = 75 FEET FROM CENTER LINE OF CR 22
SIDE YARD = 15 FEET
REAR YARD = 15 FEET
SIDE YARD (ADJ. TO RESIDENTIAL) = 50 FEET (NOT USED FOR RESIDENCE)

PARKING SETBACKS:
FRONT YARD = 15 FEET FROM PROPERTY LINE OR 55 FEET FROM CENTERLINE OF COUNTY ROAD 22, WHICHEVER GREATER.

3. CURRENT USE: MANUFACTURING AND DISTRIBUTION

4. PROPOSED USE: MANUFACTURING AND DISTRIBUTION

5. CONTRACTOR TO FIELD VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON SITE. THE CONTRACTOR SHALL NOTIFY THE SURVEYOR IMMEDIATELY OF ANY DISCREPANCIES.

6. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING, UNLESS NOTED OTHERWISE.

7. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL PROPOSED BUILDING DIMENSIONS.

8. BARBED WIRE, RAZOR WIRE AND ELECTRIFIED FENCES SHALL NOT BE PERMITTED.

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ADDITIONAL NOTES:

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ADDITIONAL NOTES

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- FILL SHALL BE USED FROM PROPOSED RETENTION AREA TO BACKFILL EXISTING RETENTION
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NEW CONSTRUCTION - TABULATED DATA

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OPEN AREA	53,756	1.23	52.6
TOTAL	102,090	2.34	100.0

STORAGE VOLUME CALCULATIONS

C_{COMP} = 0.56
= 5.72 / 24
Q = CIA
= 0.56(0.238)(2.34)
= 0.3124 CFS
= 26,988 CU FT (1.06)
= 28,607 CU FT REQUIRED

LEGEND

- = FOUND IRON
- = SET 5/8" REBAR W/ CAP FIRM NO. 0145 (FLUSH)
- ▲ = CONTROL POINT
- ▷ = SET MAG NAIL
- ▣ = COMMUNICATION VAULT
- ⋈ = POWER POLE
- ⋈ = RED PAINT-ELECTRIC
- ⋈ = YELLOW PAINT-GAS
- = APPROXIMATE BURIED GAS
- = APPROXIMATE BURIED ELECTRIC
- × = FENCE LINE
- = DECIDUOUS TREE
- ▨ = PROPOSE BUILDING
- = PROPOSE CONCRETE

D & M SALES DPUD
1ST AMENDMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7 EAST,
MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA

PRE CONSTRUCTION - TABULATED DATA

(INFORMATION FROM PREVIOUS D & M PLYWOOD SALES D.P.U.D.
SITE PLAN PERFORMED BY ABONMARCHÉ, JOB NO. 19-0256)

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TOTAL	118,234.0	2.6	100.0

STORAGE VOLUME CALCULATIONS

(INFORMATION FROM PREVIOUS D & M PLYWOOD SALES D.P.U.D.
SITE PLAN PERFORMED BY ABONMARCHÉ, JOB NO. 19-0256)

DEVELOPED CONDITION
ESTIMATED TIME OF CONCENTRATION = 15 MIN.
STORM EVENT = 10 YEAR, 24 HOUR STORM
DEVELOPED RUNOFF RATE:
Q = CIA
= 0.41(0.22 IN/HR)(3.2 AC.)
= 0.280 CFS
= 0.290 CFS(3600 SEC/HR)(24 HR)
= 25,021 CU FT

LEGAL DESCRIPTION

LOT 1 OF D & M SALES D.P.U.D. M-2 AS SHOWN IN PLAT 32, PAGE 25, INSTRUMENT NO. 2007-29367.

TOTAL BASIN CAPACITY REQUIRED

28,600 CU FT (PROPOSED CONSTRUCTION)
25,021 CU FT (ABONMARCHÉ D & M PLYWOOD SALES D.P.U.D., JOB NO. 19-0256)
53,621 CU FT TOTAL REQUIRED

PROPOSED BASIN STORAGE

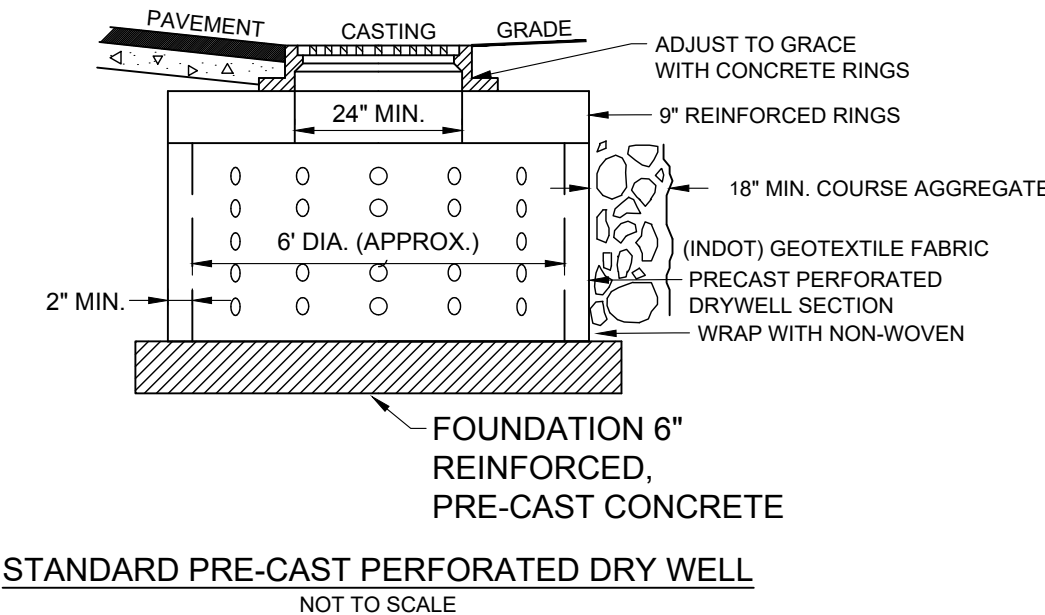
TOP OF BASIN = 901.0
TOP OF STORAGE = 900.5
BOTTOM OF BASIN = 896.5

PROPOSED BANK SLOPES = (4:1)

= (17839 SF + 10,342 SF) (4)
2

= 56,162 CU FT CAPACITY = 105% OF REQUIRED

DETWEILER REAL ESTATE LLC
20-08-16-401-019 000-034
INSTR. NO. 2024-05764



Precipitation Frequency Data Server

https://data.ncma.gov/pdfs/gpingspandata-1455766...

NOAA Atlas 14, Volume 2, Version 3
Location: Evansville, Indiana, USPT
Latitude: 41.8671, Longitude: -88.2247
Elevation: 325.7
Time: 10/27/2023

POINT PRECIPITATION FREQUENCY ESTIMATES
USDA-NRCS, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 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D & M SALES DPUD 1ST AMENDMENT

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7 EAST,
MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA

ZONING - ELKHART COUNTY ZONING ORIDANCE

EXISTING SITE IS "P.U.D. M-2" (MANUFACTURING) AND ADJACENT ZONING TO THE WEST, NORTH, AND SOUTH IS "A-1" AND M-2 MANUFACTURING (RESIDENTIAL AND AGRICULTURE USE).

SANITARY SEWER & WATER

THE EXISTING BUILDING IS CURRENTLY SERVICED BY AN EXISTING ONSITE SEPTIC SYSTEM LOCATED ON SITE. THIS SEPTIC SYSTEM SHALL REMAIN IN USE. THERE PROPOSED BUILDING SHALL CONTINUE TO UTILIZE THE EXISTING WATER WELL. WELL SHOWN ON PLAN. NO ADDITIONAL WATER IS ANTICIPATED. ALL PERMITS SHALL BE OBTAINED TO CONTINUE TO UTILIZE THE WELL FOR THE NEW ADDITION.

LANDSCAPE

THERE IS NO NEW LANDSCAPING PROPOSED FOR THIS PROJECT AS ADJOINING PROPERTY IN NON-RESIDENTIAL TO THE WEST AND AGRICULTURAL TO THE NORTH AND M-2 MANUFACTURING TO THE EAST.

LIGHTING

5 NEW WALL PACK LIGHTS WILL BE INSTALLED ON PROPOSED BUILDING (SEE DRAWING FOR DETAIL).

SIGN

THERE IS NO NEW SIGNAGE REQUESTED FOR THIS PROJECT.

STORAGE

THERE WILL BE NO OUTSIDE STORAGE AND DISPLAY.

EMPLOYEES

THE NUMBER OF EMPLOYEES WILL NOT CHANGE, THEY WILL HAVE THE SAME AMOUNT OF EMPLOYEES.

DAY AND HOURS OF OPERATION

MONDAY - FRIDAY, 6 A.M. TO 4 P.M.

ADDITIONAL NOTES

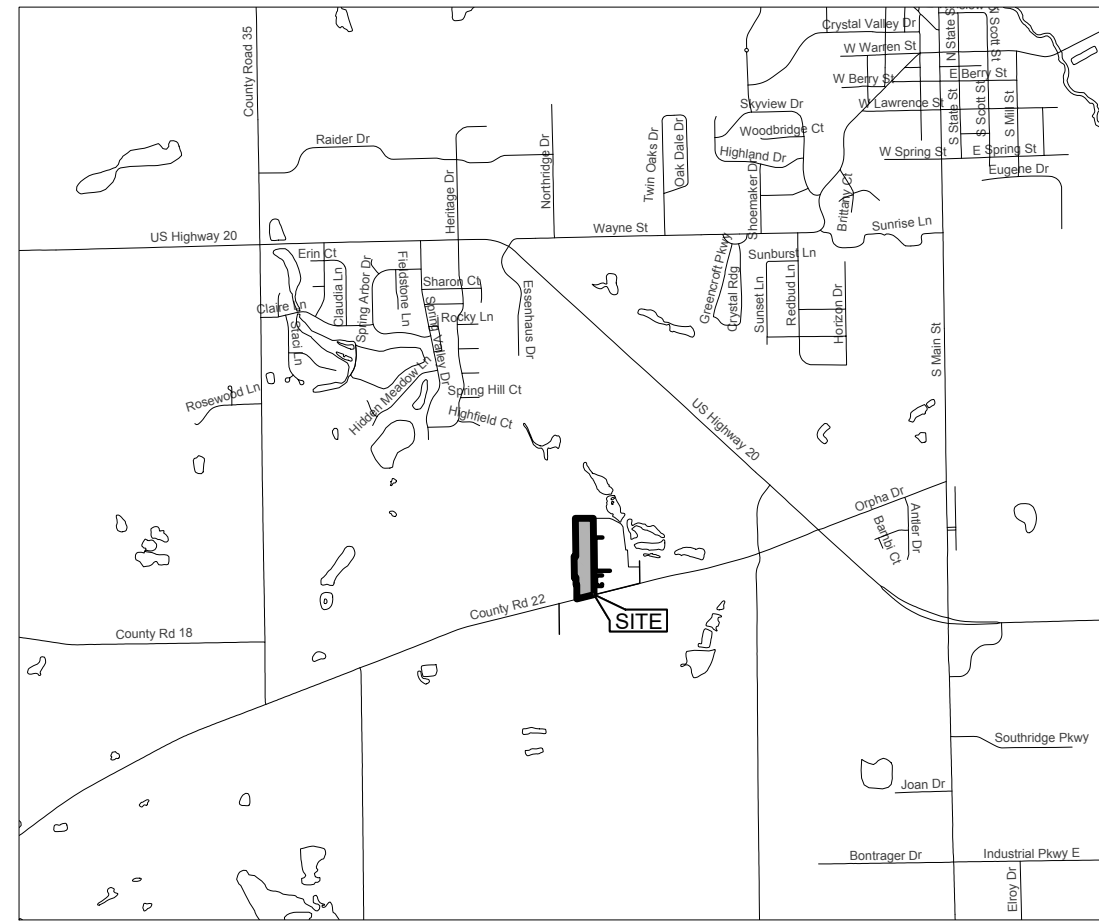
- ALL FILL SHALL BE CLEAR GRANULAR MATERIAL FROM THIS SITE.
- FILL SHALL BE USED FROM PROPOSED RETENTION AREA TO BACKFILL EXISTING RETENTION
- EXISTING RETENTION BASIN SHALL BE DRAINED OF ALL STANDING WATER.
- ANY SILT FOUND IN BOTTOM OF EXISTING RETENTION SHALL BE REMOVED.
- NO TOPSOIL FROM PROPOSED RETENTION AREA SHALL BE USED AS ANY SITE BACKFILL.
- ALL MATERIAL USED TO BACKFILL THE EXISTING RETENTION AREA SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 98% STANDARD PROCTOR.
- ALL FILL MATERIAL PLACED IN FOUNDATION AREA AND TRUCK DOCK AREA SHALL BE TESTED FOR ITS SUITABILITY.
- ALL SOIL TESTING RESULTS ARE TO BE SUBMITTED TO THIS OFFICE PRIOR TO ANY CONCRETE POUR

EROSION CONTROL LEGEND

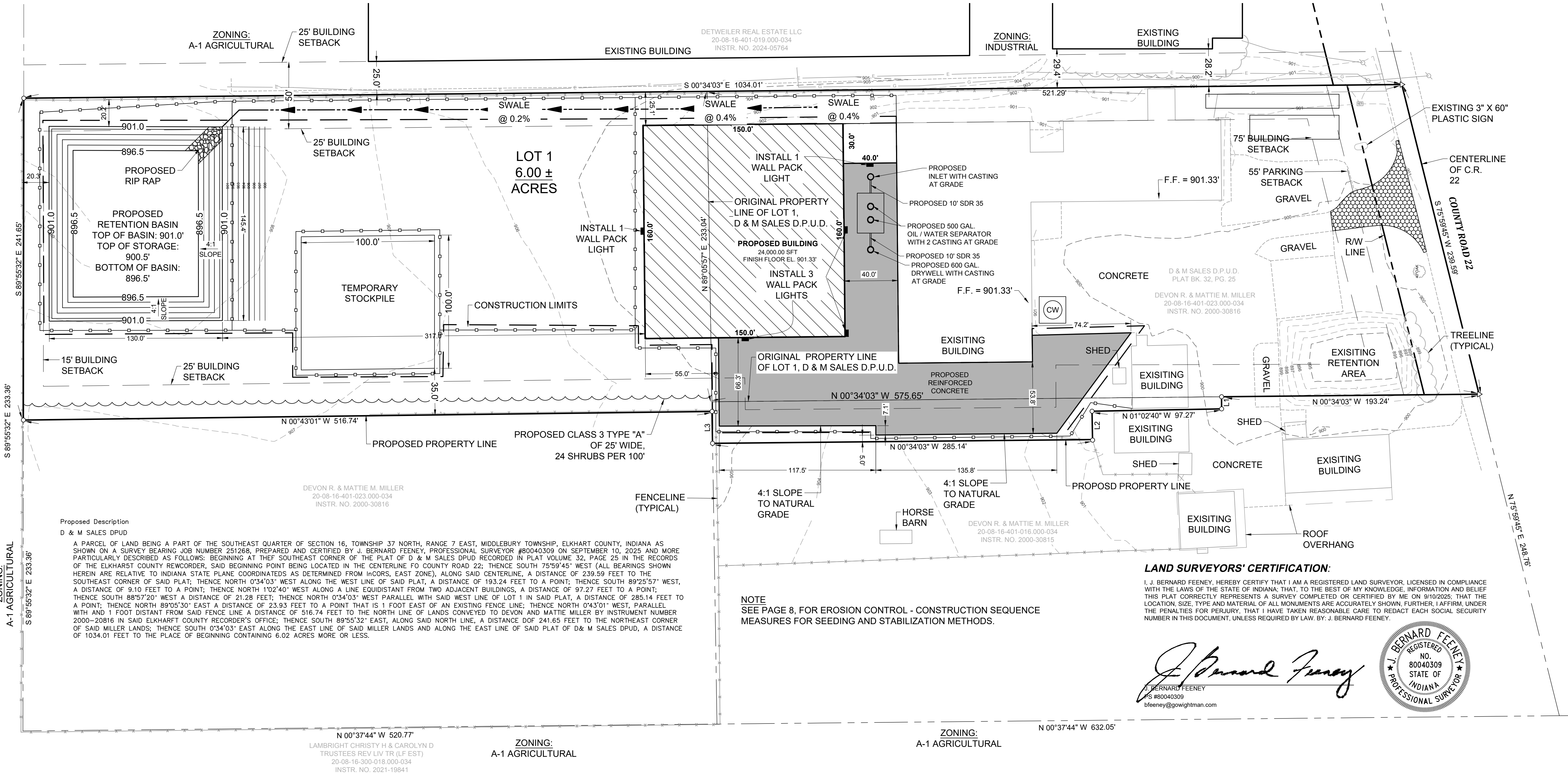
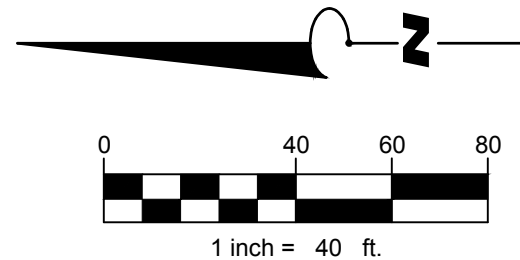
- = ROCK CHECK DAM
- = FLOW
- = TURNING TEMPLATE FOR DELIVERY DRIVERS
- = SILT SOCK OR FENCE
- = CONSTRUCTION LIMITS
- = TEMPORARY CONSTRUCTION ENTRANCE
- = INLET PROTECTION
- = CONCRETE WASHOUT AREA

LEGEND

- = FOUND IRON
- = SET 5/8" REBAR W/ CAP FIRM NO. 0145 (FLUSH)
- = CONTROL POINT
- = SET MAG NAIL
- = COMMUNICATION VAULT
- = POWER POLE
- = RED PAINT-ELECTRIC
- = YELLOW PAINT-GAS
- = APPROXIMATE BURIED GAS
- = APPROXIMATE BURIED ELECTRIC
- = FENCE LINE
- = DECIDUOUS TREE
- = PROPOSED BUILDING
- = PROPOSED CONCRETE



VICINITY MAP
NOT TO SCALE



NOTE
SEE PAGE 8, FOR EROSION CONTROL - CONSTRUCTION SEQUENCE
MEASURES FOR SEEDING AND STABILIZATION METHODS.

LAND SURVEYORS' CERTIFICATION:

I, J. BERNARD FEENEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON 9/10/2025; THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN, FURTHER, I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. BY: J. BERNARD FEENEY.

J. Bernard Feeny
J. BERNARD FEENEY
#80040309
blfeeny@gowightman.com



W+
WIGHTMAN
1405 N. MICHIGAN ST.
PLYMOUTH, IN. 46563
574.936.3469

www.gowightman.com

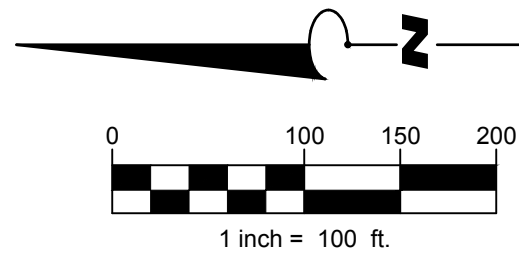
PROJECT NAME:
D & M PLYWOOD SALES
COUNTY ROAD 22
MIDDLEBURY, IN 46540

JAMES HOCHSTETLER
7165 W 650 N
SHIPSHAWAN, IN 46565

9/15/2025 - REVISIONS PER TRC
9/5/2025 - REVISION PER TODD CLARK
REVISIONS
DATE: 7/25/2025
SCALE: 1" = 40'
DRAWN BY: SSH
CHECKED BY: BF

EROSION
CONTROL
PLAN

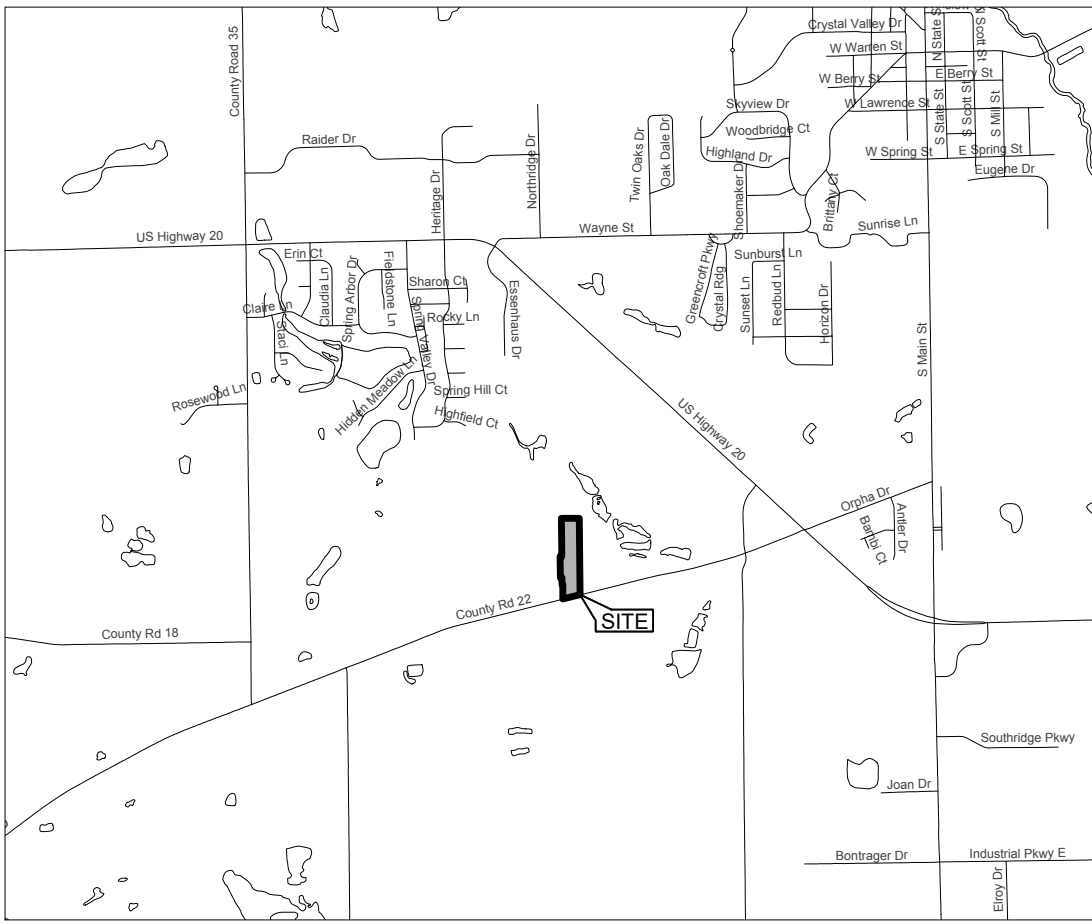
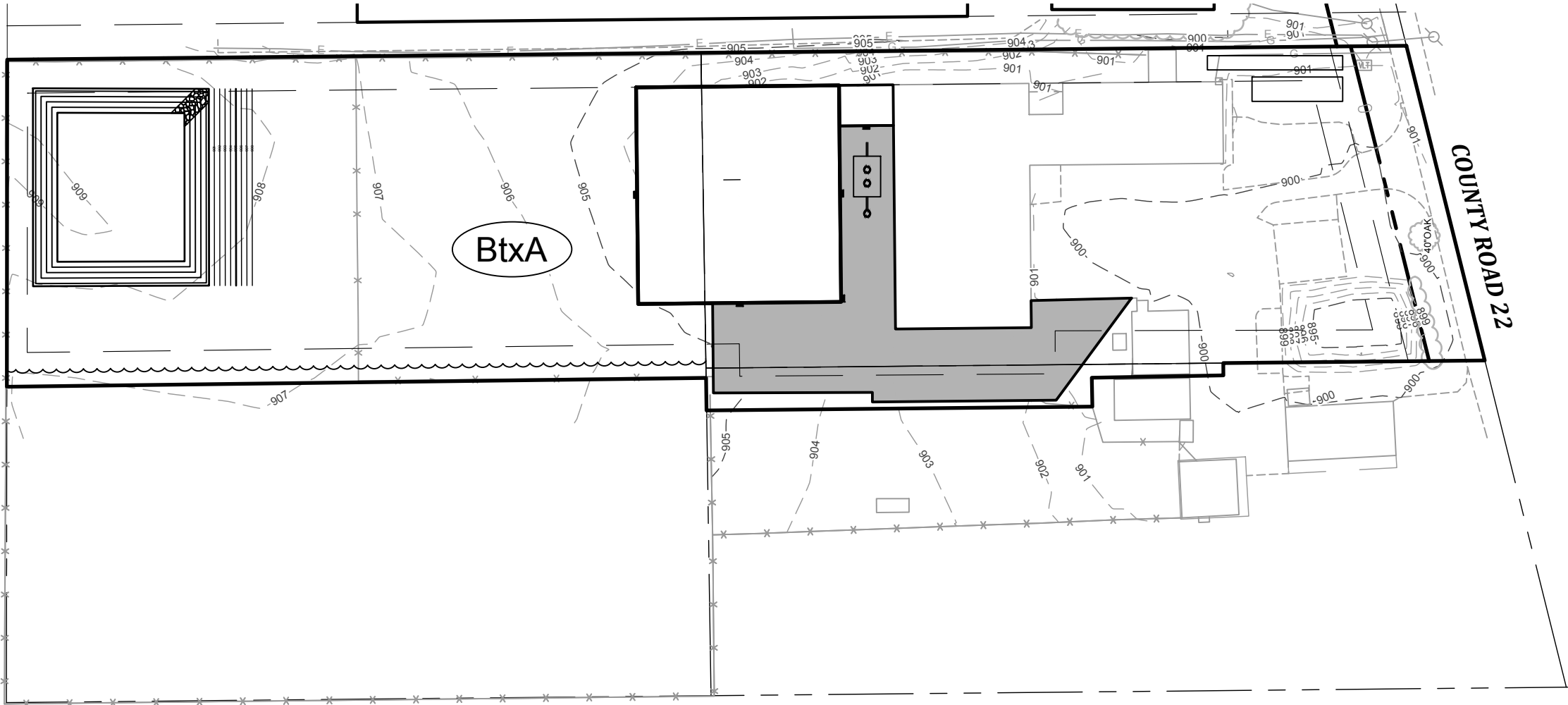
JOB No. 251268
6 OF 9



SOILS DESCRIPTIONS

BtxA - BRISTOL LOAMY SAND, 0 TO 2 PERCENT SLOPES
DESCRIPTION OF BRISTOL
PROPERTIES AND QUALITIES
SLOPE: 0 TO 2 PERCENT
DEPTH TO RESTRICTIVE FEATURE: 40 TO 70 INCHES TO STRONGLY CONTRASTING TEXTURAL STRATIFICATION
DRAINAGE CLASS: EXCESSIVELY DRAINED
RUNOFF CLASS: NEGLIGIBLE
CAPACITY OF THE MOST LIMITING LAYER TO TRANSMIT WATER (KSAT): HIGH TO VERY HIGH (6.00 TO 20.00 IN/HR)
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
FREQUENCY OF FLOODING: NONE
FREQUENCY OF PONDING: NONE
CALCIUM CARBONATE, MAXIMUM CONTENT: 25 PERCENT
AVAILABLE WATER SUPPLY, 0 TO 60 INCHES: LOW (ABOUT 4.6 INCHES)

D & M SALES DPUD
1ST AMENDMENT
PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7 EAST,
MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA



VICINITY MAP
NOT TO SCALE

SECTION A - BASIC PLAN ELEMENTS

- A1 - PLAN INDEX - SEE COVER SHEET (1 OF 8) OR SEE THE FOLLOWING BELOW.
A2 - VICINITY MAP: ON SHEET 1, 2, 3, 4, 5, AND 6 OF 8.
A3 - NARRATIVE: THIS SITE IS CURRENT IN A D.P.U.D. M-2 AREA, OWNER IS ADDING A BUILDING AND RETENTION BASIN
A4 - LATITUDE: N 41.65645513, LONGITUDE: 85.72357910.
A5 - LEGAL DESCRIPTION: SEE ON SHEET 2, 3, 4, 5, 6
A6 - 11X17 INCH PLAT SHOWING BUILDING LOT NUMBERS/BOUNDARIES AND ROAD LAYOUT NAMES: SUBMITTED UPON REQUEST.
A7 - 100 YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES: **NONE**, PARCEL IS IN **ZONE X** ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. **18039C0186D**, DATED AUGUST 2, 2011 & COMMUNITY PANEL NO. **18039C0188D**, DATED AUGUST 2, 2011.
A8 - ADJACENT LAND USE, INCLUDING UPSTREAM WATERSHED: **NONE**.
A9 - IDENTIFICATION OF A U.S. EPA APPROVED OR ESTABLISHED TMDL: **NONE**.
A10 - IDENTIFICATION OF ALL RECEIVING WATERS: **NONE**.
A11 - IDENTIFICATION OF DISCHARGES TO A WATER ON THE CURRENT 303(d) LIST OF IMPAIRED WATERS AND THE POLLUTANT(S) FOR WHICH IT IS IMPAIRED: **NONE**.
A12 - SOILS MAP INCLUDING SOIL DESCRIPTIONS AND LIMITATIONS: **SEE THIS SHEET**.
A13 - LOCATION AND NAME OF ALL WETLANDS, LAKES AND WATER COURSES ON AND ADJACENT TO THE SITE: **NONE**.
A14 - NOTATION OF ANY STATE OR FEDERAL WATER QUALITY PERMITS: **N/A**
A15 - IDENTIFICATION AND DELINEATION OF EXISTING COVER INCLUDING NATURAL BUFFERS: **GRAVEL AND GRASS**
A16 - EXISTING SITE TOPOGRAPHY AT AN INTERVAL APPROPRIATE TO SHOW DETAIL DRAINAGE PATTERNS: SITE IS RELATIVELY FLAT, **SEE SHEETS 5 & 6**.
A17 - LOCATION(S) WHERE RUN-OFF ENTERS THE PROJECT SITE: **NONE**
A18 - SPECIFIC POINTS WHERE STORM WATER DISCHARGE WILL LEAVE THE SITE: **STORM WATER STAYS ON SITE**.
A19 - LOCATION OF ALL EXISTING STRUCTURES ON THE PROJECT SITE: **SEE SHEET 2**
A20 - EXISTING PERMANENT RETENTION OR DETENTION FACILITIES, INCLUDING MANMADE WETLANDS, DESIGNED FOR THE PURPOSE OF STORMWATER MANAGEMENT: **SEE SHEETS 5 & 6**
A21 - IDENTIFICATION OF POTENTIAL DISCHARGE TO GROUND WATER (ABANDONED WELLS, SINKHOLES, ETC): **NONE**.
A22 - SIZE OF THE PROJECT AREA: **102,090 SFT, 2.34 ACRES**.
A23 - TOTAL EXPECTED LAND DISTURBANCE: **102,090 SFT, 2.34 ACRES**.
A24 - PROPOSED FINAL TOPOGRAPHY AS SHOWN ON **SHEET 5**
A25 - LOCATION AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREA: SEE CONSTRUCTION LIMITS DESIGNATED ON SHEET 6. (BOUNDARY OF THE SITE) ALL DISTURBED AREAS ARE CONTAINED WITHIN THE DESCRIBED PARCEL.
A26 - LOCATION OF ALL SIZE AND DIMENSIONS OF PROPOSED STORM WATER SYSTEM: ALL PROPOSED STORM STRUCTURE INFORMATION AS SHOWN ON **SHEETS 5 & 6**.
A27 - LOCATIONS OF SPECIFIC POINTS WHERE STORMWATER AND NON-STORMWATER DISCHARGES WILL STAY ON THE PROJECT SITE: **SEE SHEET 5 & 6**
A28 - LOCATION OF ALL PROPOSED SITE IMPROVEMENTS, INCLUDING ROADS, UTILITIES, LOT DELINEATION AND IDENTIFICATION, PROPOSED STRUCTURES, AND COMMON AREAS: **SEE SHEETS 5 & 6**
A29 - LOCATION OF PROPOSED SOIL STOCKPILES, BORROW AND/OR DISPOSAL AREAS: **NONE**.
A30 - CONSTRUCTION SUPPORT ACTIVITIES THAT ARE EXPECTED TO BE PART OF THE PROJECT: **NONE**.
A31 - LOCATION OF ANY IN-STREAM ACTIVITIES THAT ARE PLANNED FOR THE PROJECT INCLUDING, BUT NOT LIMITED TO, STREAM CROSSINGS AND PUMP AROUNDS: **NONE**.

SECTION B - STORMWATER POLLUTION PREVENTION, CONSTRUCTION COMPONENT

- B1 - DESCRIPTION OF POTENTIAL POLLUTANT GENERATION SOURCES AND POLLUTANTS, INCLUDING ALL POTENTIAL NON-STORMWATER DISCHARGES: POTENTIAL POLLUTANT SOURCES INCLUDE WASTE OR UNUSED BUILDING MATERIALS, INCLUDING GARBAGE, DEBRIS, CLEANING SOLVENTS, WASTEWATER, CONCRETE TRUCK WASHOUT, AND OTHER SUBSTANCES BEING CARRIED FROM A PROJECT SITE BY RUN-OFF OR WIND. WASTES AND UNUSED BUILDING MATERIALS SHALL BE MANAGED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE STATUTES AND REGULATIONS. IF A HAZARDOUS MATERIAL SPILL OCCURS, CONTACT THE LOCAL FIRE DEPARTMENT TO DETERMINE WHICH DEPARTMENT HAS JURISDICTION FOR PROPER CLEANUP AND DISPOSAL.
B2 - STABLE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS: **DETAIL ON SHEET 6 & 8**.
B3 - SPECIFICATIONS FOR TEMPORARY AND PERMANENT STABILIZATION: THESE METHODS SHOULD BE IN AFFECT IF THE NEED ARISES.
B4 - SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS: **SEE SHEET 6 & 8**.
B5 - SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS: **SEE SHEET 5 & 6**.
B6 - RUNOFF CONTROL MEASURES: **SEE SHEET 6**.
B7 - STORM WATER OUTLET PROTECTION LOCATION AND SPECIFICATIONS: **SEE SHEET 6 & SHEET 8 FOR DETAIL**.
B8 - GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS: **SEE SHEET 6**
B9 - DEWATERING APPLICATIONS AND MANAGEMENT METHODS: N/A
B10 - MEASURES UTILIZED FOR WORK WITHIN WATER BODIES: N/A
B11 - MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE: SEE DETAILS HEREIN
B12 - PLANNED CONSTRUCTION SEQUENCE DESCRIBING IMPLEMENTATION STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES: IF APPLICABLE, FIRST THE INFRASTRUCTURE IMPROVEMENTS WILL BE CONSTRUCTED, WHICH INCLUDES BUT IS NOT LIMITED TO UTILITY INSTALLATION, DRAINAGE SYSTEM CONSTRUCTION, SANITARY SEWER INSTALLATION, MUNICIPAL WATER SUPPLY, AND DRIVEWAY CONSTRUCTION. ALL FACETS OF SEDIMENT CONTROL SUCH AS DRAINAGE SYSTEM INLET PROTECTION, DRAINAGE PIPE OUTLET PROTECTION AND SEDIMENT FENCING SHALL BE INSTALLED AS SOON AS POSSIBLE. ALL DISTURBED AREAS, AFTER INSTALLATION OF IMPROVEMENTS SUCH AS UTILITIES SHALL HAVE SEEDING AFTER EACH IMPROVEMENT. NO AREAS WITHIN THE DEVELOPMENT SHALL BE LEFT UN-VEGETATED FOR MORE THAN 15 DAYS. IF THERE WAS GRADED AND NO SCHEDULED CONSTRUCTION WILL TAKE PLACE BEFORE THE 15 DAY LIMIT THE AREA SHALL BE TEMPORARILY SEEDED. TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED UNTIL VEGETATION HAS BEEN ESTABLISHED. AREAS THAT HAVE HAD FINAL GRADING OR WILL BE DORMANT FOR AN EXTENDED PERIOD OF TIME SHALL HAVE PERMANENT SEEDING TO STABILIZE FINAL GRADING. FINALLY, THE SITE WILL HAVE A BUILDING CONSTRUCTED AND WILL HAVE EROSION CONTROL MEASURES IMPLEMENTED TO LIMIT EROSION OF THE SOIL SURFACE. INSTALLATION AND MAINTENANCE OF THE SITE SHALL BE THE RESPONSIBILITY OF THE BUILDING CONTRACTOR AND/OR THEIR AGENT, AS SPECIFIED IN 327 IAC 15-5 AND 327 IAC 15-13 (RULE 5 AND RULE 13). THE SITE SHALL USE SEDIMENT CONTROL MEASURES OUTLINED IN INDIANA STORM WATER QUALITY MANUAL.
B13 - PROVISIONS FOR EROSION AND SEDIMENT CONTROL ON INDIVIDUAL RESIDENTIAL BUILDING LOTS REGULATED UNDER THE PROPOSED PROJECT: N/A
B14 - MATERIAL HANDLING AND SPILL PREVENTION PLAN:
1. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEAN-UP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEAN-UP SUPPLIES.
2. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEAN-UP WILL BE KEPT IN THE MATERIALS STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT LIMITED TO RAGS, GLOVES, GOGGLES, SAND, ABSORBENT PADS AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
3. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
4. THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH HAZARD SUBSTANCE.
5. SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE AUTHORITIES IN ACCORDANCE WITH PERTINENT REGULATIONS.
6. THE PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND PROCEDURES FOR CLEANING UP SPILLS, SHOULD THEY OCCUR. A DESCRIPTION OF THE SPILL WHAT CAUSED IT, AND THE CLEAN-UP MEASURES WILL BE INCLUDED.
B15 - MATERIAL HANDLING AND STORAGE PROCEDURES ASSOCIATED WITH CONSTRUCTION ACTIVITY
1. MANUFACTURER'S RECOMMENDED METHODS FOR MATERIAL HANDLING AND PROCEDURES WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND STORAGE PROCEDURES.

SECTION C - STORMWATER POLLUTION, POST - CONSTRUCTION COMPONENT

- C1 - DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE: POTENTIAL STORMWATER RUNOFF POLLUTANTS GENERATED BY THE SITE AND ENTERING THE STORMWATER SYSTEM MAY INCLUDE MINOR AMOUNTS OF SEDIMENT FROM THE UNPAVED STORAGE AND PARKING AREAS, LITTER AND TRASH, MINOR AMOUNTS OF SEDIMENT TRACKED ONTO THE SITE BY VEHICLE TIRES.
C2 - DESCRIPTION OF PROPOSED POST CONSTRUCTION STORM WATER QUALITY MEASURES:
1. THE PROPOSED RETENTION AREA ON SITE IS TO BE CONSTRUCTED TO ACCOMMODATE ADDITIONAL STORM WATER RUNOFF PRODUCED BY THE DEVELOPMENT. ONCE THE BASIN IS CONSTRUCTED, IT WILL HAVE ITS FLOOR AND SIDE SLOPES SEEDED. STORMWATER COLLECTED IN THE RETENTION BASIN WILL THEN INFILTRATE INTO THE GROUND, REMAINING ON-SITE. POTENTIAL POLLUTANTS SUSPECTED IN THE RUNOFF WILL HAVE A CHANCE TO SETTLE AND BE FILTERED PRIOR TO PERCOLATION.
2. CATCH BASINS AND A PIPE SYSTEM WILL BE UTILIZED TO CONVEY STORMWATER TO THE FINAL OUTLET.
3. STORMWATER DRAINAGE WILL FLOW OVER VEGETATED AREAS IN THE STORMWATER BASINS WHICH WILL FILTER POTENTIAL POLLUTANTS FROM THE WATER.
4. STORMWATER DRAINAGE WILL FLOW OUT OF THE PIPES AND ACROSS STONE RIPRAP CHANNELS. THE RIPRAP AREAS WILL SLOW THE WATER VELOCITY TO AVOID SOIL EROSION.
5. VEGETATION IN UNPAVED AREAS WILL FILTER POLLUTANTS FROM STORMWATER RUNOFF, REDUCE THE TEMPERATURE OF STORMWATER RUNOFF, REDUCE STORMWATER RUNOFF VELOCITY, AND REDUCE EROSION POTENTIAL.
6. TRASH AND DEBRIS WILL BE COLLECTED FROM THE SITE ON A REGULAR BASIS.
7. FOR MAINTENANCE OF GROUND COVER INSTALLATIONS, SEE SHEET 9 OF _ FOR CORRECT POST - CONSTRUCTIONS INSPECTION AND MAINTENANCE PROCEDURES.
C3 - LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE:
1. THE STORMWATER DETENTION BASIN TO BE AS FOLLOWS: BASIN: CONSTRUCT TO 26,988 C.F CAPACITY
2. STONE RIP RAP SHALL BE APPLIED AT THE OUT FALL OF ALL PIPES AND SWALES WITHIN THE RETENTION BASINS. THIS SHALL SLOW THE VELOCITY OF STORMWATER WATER OUTFLOW AND AVOID SOIL EROSION.
3. GRASS OR OTHER VEGETATION IN UNPAVED AREAS AS SHOWN ON SITE MAP.
4. ADDITIONAL STORM PIPE SHOWN SHALL WILL REQUIRE APPROPRIATE INSPECTIONS.
C4 - SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION
1. STORMWATER RETENTION BASINS;
2. RIPRAP AT BASIN INTERFACE;
3. STORM PIPE INSTALLATION;
4. TOPSOIL, SEED AND MULCH ON ALL UNPAVED DISTURBED AREAS.
C5 - DESCRIPTION OF MAINTENANCE GUIDELINES FOR PROPOSED POST CONSTRUCTION WATER QUALITY MEASURES:
1. INSPECTIONS ARE REQUIRED ANNUALLY AND AFTER ANY RAINFALL EVENT OF THREE INCHES OR MORE.
a. STORM PIPES ARE TO BE INSPECTED FOR BLOCKAGE AND STRUCTURAL FAILURES.
b. RETENTION BASINS SHALL HAVE TRASH AND DEBRIS REMOVED AFTER EACH STORM EVENT AND INSPECTED MONTHLY.
2. INSPECTIONS ARE TO BE RECORDED WITH THE INSPECTION REPORT ACCESSIBLE.
a. INSPECTION REPORTS ARE TO BE KEPT BY THE PROPERTY OWNERS AND BE AVAILABLE FOR REVIEW WHEN REQUESTED BY CITY OR COUNTY AGENT.
b. A DESIGNATED CITY OR COUNTY STAFF MEMBER MAY MAKE PERIODIC SITE INSPECTIONS TO VERIFY CONDITION OF STORMWATER QUALITY MEASURES.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF STORMWATER QUALITY MEASURES.
a. STORMWATER RETENTION BASIN
i. RIPRAP AT END OF PIPE AND SWALE OUTLETS TO BE REPLACED IF WASHOUT OCCURS.
ii. SEDIMENT BUILDUP OF 1 FOOT OR MORE IN BOTTOM OF THE BASIN TO BE REMOVED.
iii. GRASS AND/OR VEGETATED AREAS TO BE MOWED TO ALLOW FOR FLOW OF RAINWATER AND ELIMINATE THE POSSIBILITY OF STANDING WATER.
iv. IF STANDING WATER REMAINS IN BASIN FOR >48 HOURS, SEDIMENT NEEDS TO BE REMOVED.
v. REPAIR ERODED AREAS CREATED BY RAINWATER WASHOUTS.
vi. NOTE SIGNS OF HYDROCARBON (OIL AND RELATED PETROLEUM PRODUCTS) BUILD UP BY VEHICULAR TRAFFIC; AND REPAIR OR REMOVE USING APPROPRIATE MEASURES.
b. STORMWATER STRUCTURES (INLETS, PIPES AND END SECTIONS)
C6 - ENTITY RESPONSIBLE FOR MAINTENANCE OF POST CONSTRUCTION STORMWATER QUALITY MEASURES: POST CONSTRUCTION STORMWATER QUALITY MEASURES WILL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER.

LAND SURVEYORS' CERTIFICATION:

I, J. BERNARD FEENEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON 9/10/2025; THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN; FURTHER, I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. BY: J. BERNARD FEENEY.

J. Bernard Feeney
J. BERNARD FEENEY
#S #80040309
bfeeney@gowightman.com



**WIGHTMAN**

1405 N. MICHIGAN ST.
PLYMOUTH, IN. 46563
574.936.3469

www.gowightman.com

PROJECT NAME:
D & M PLYWOOD SALES
COUNTY ROAD 22
MIDDLEBURY, IN 46540

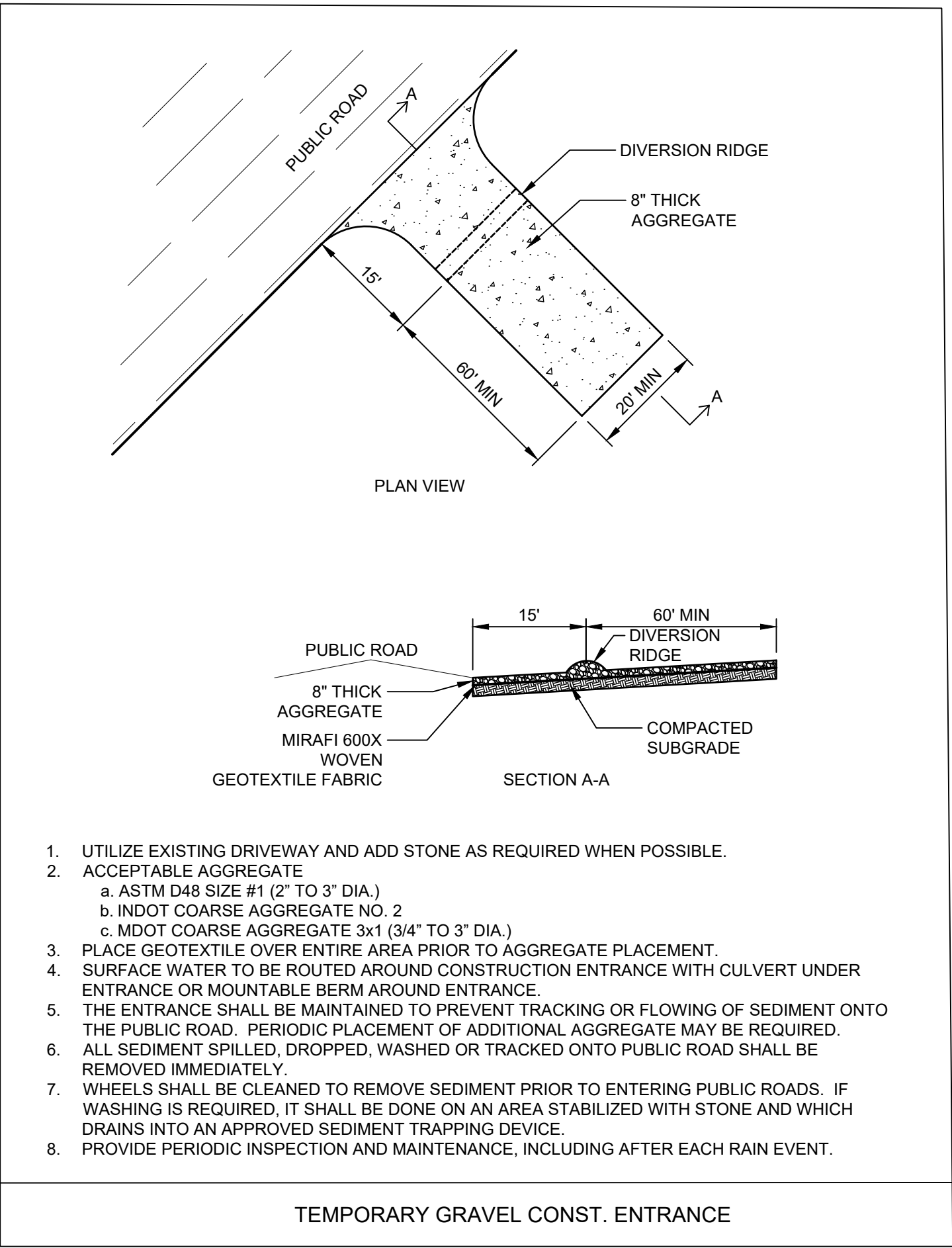
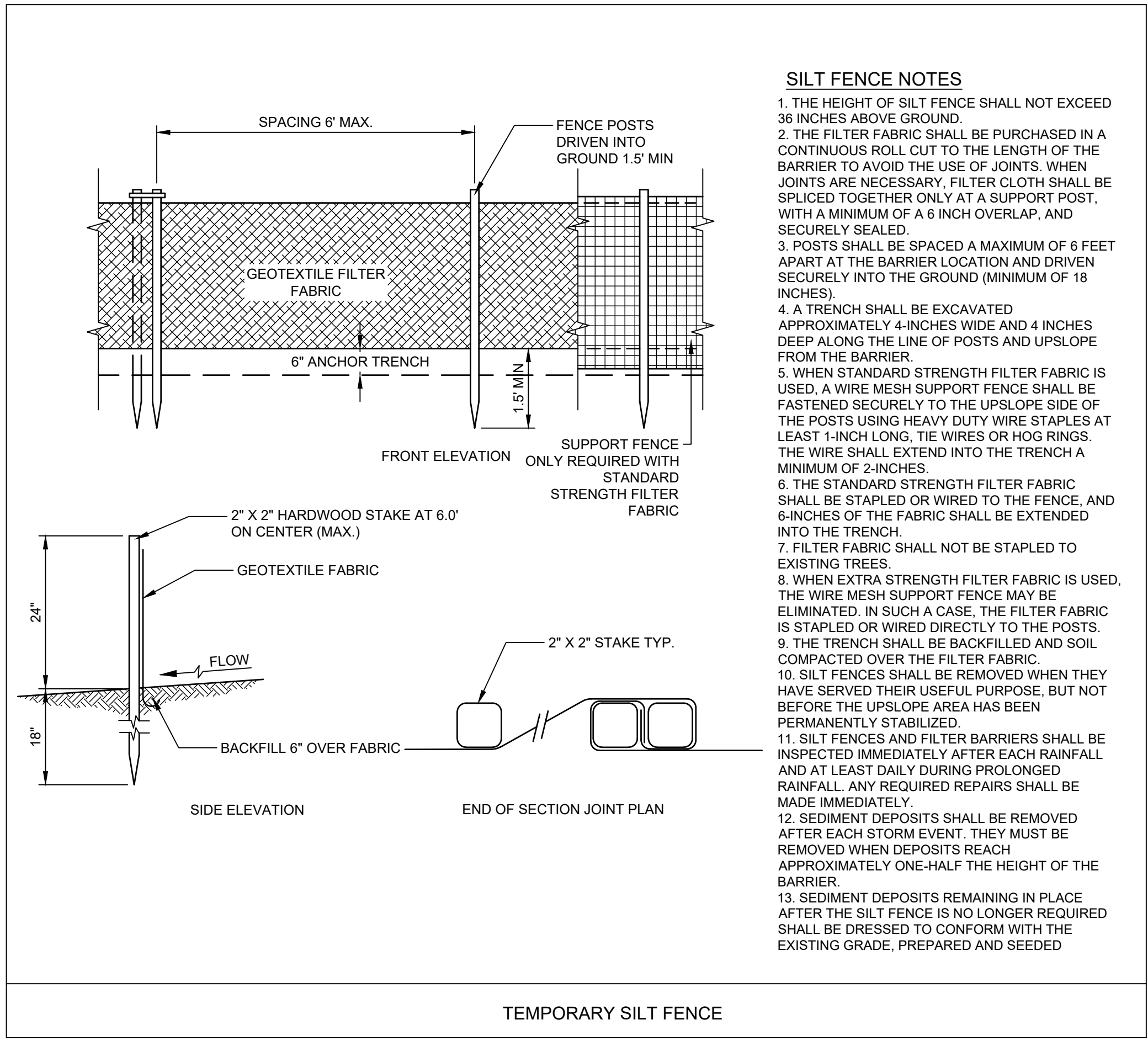
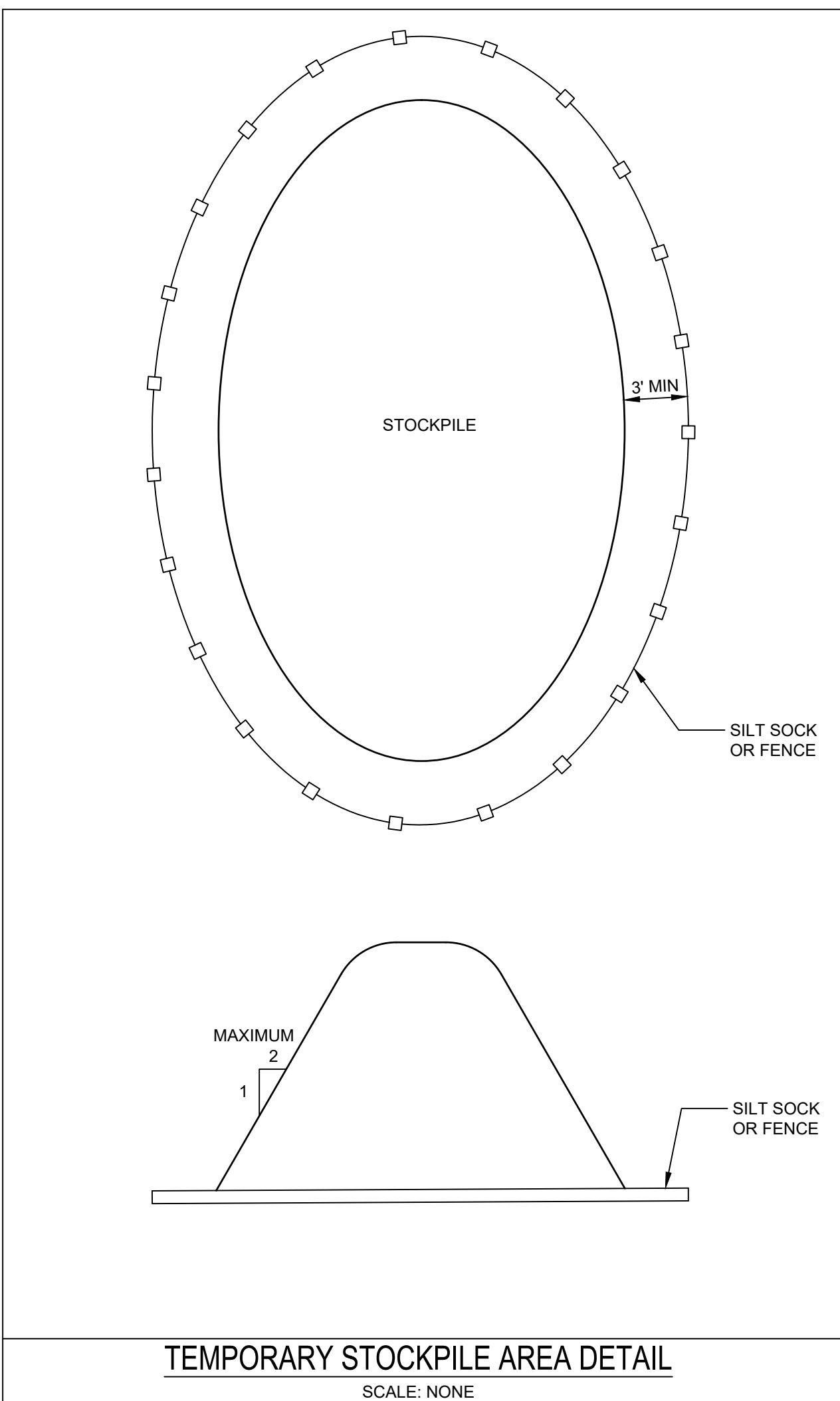
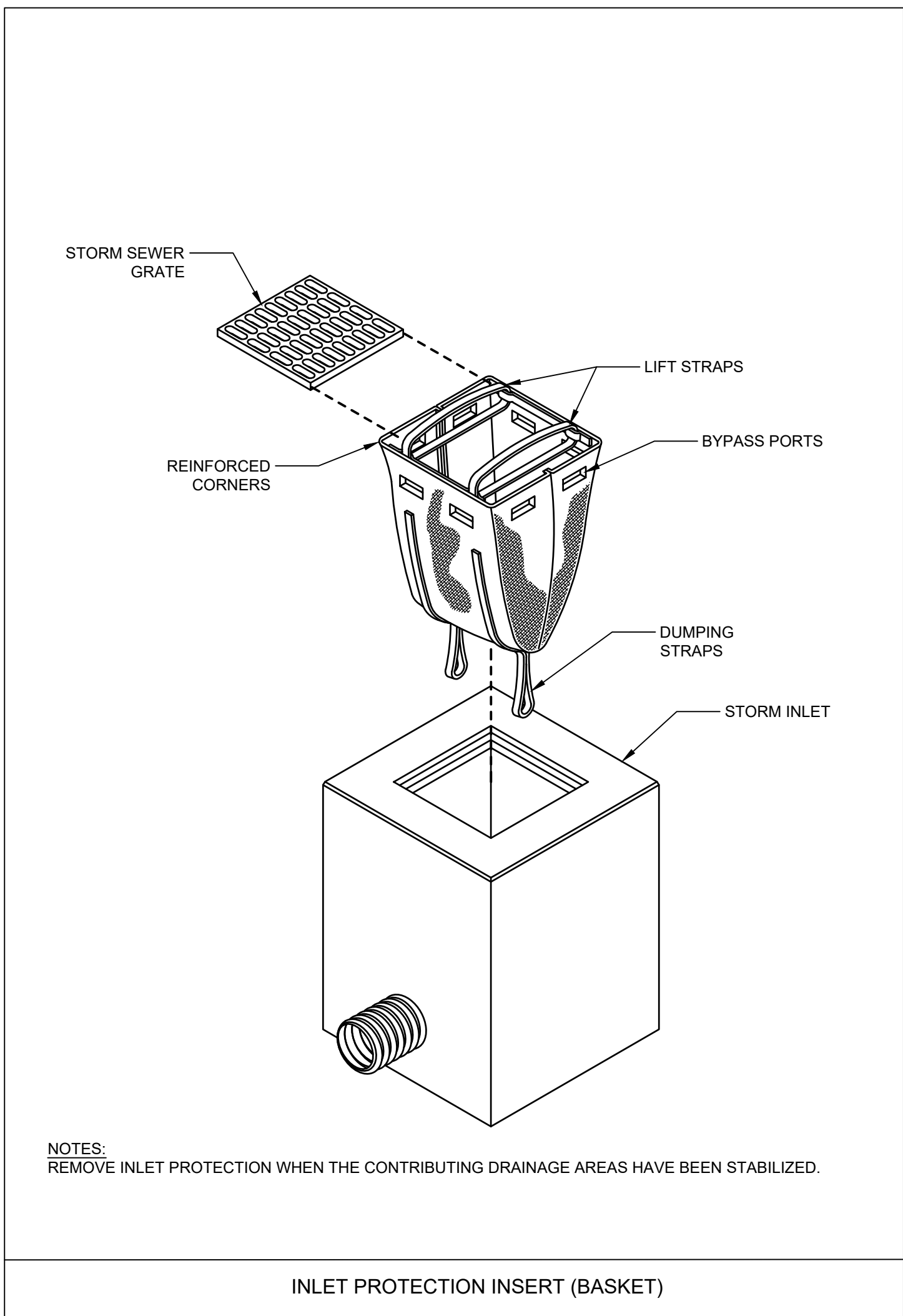
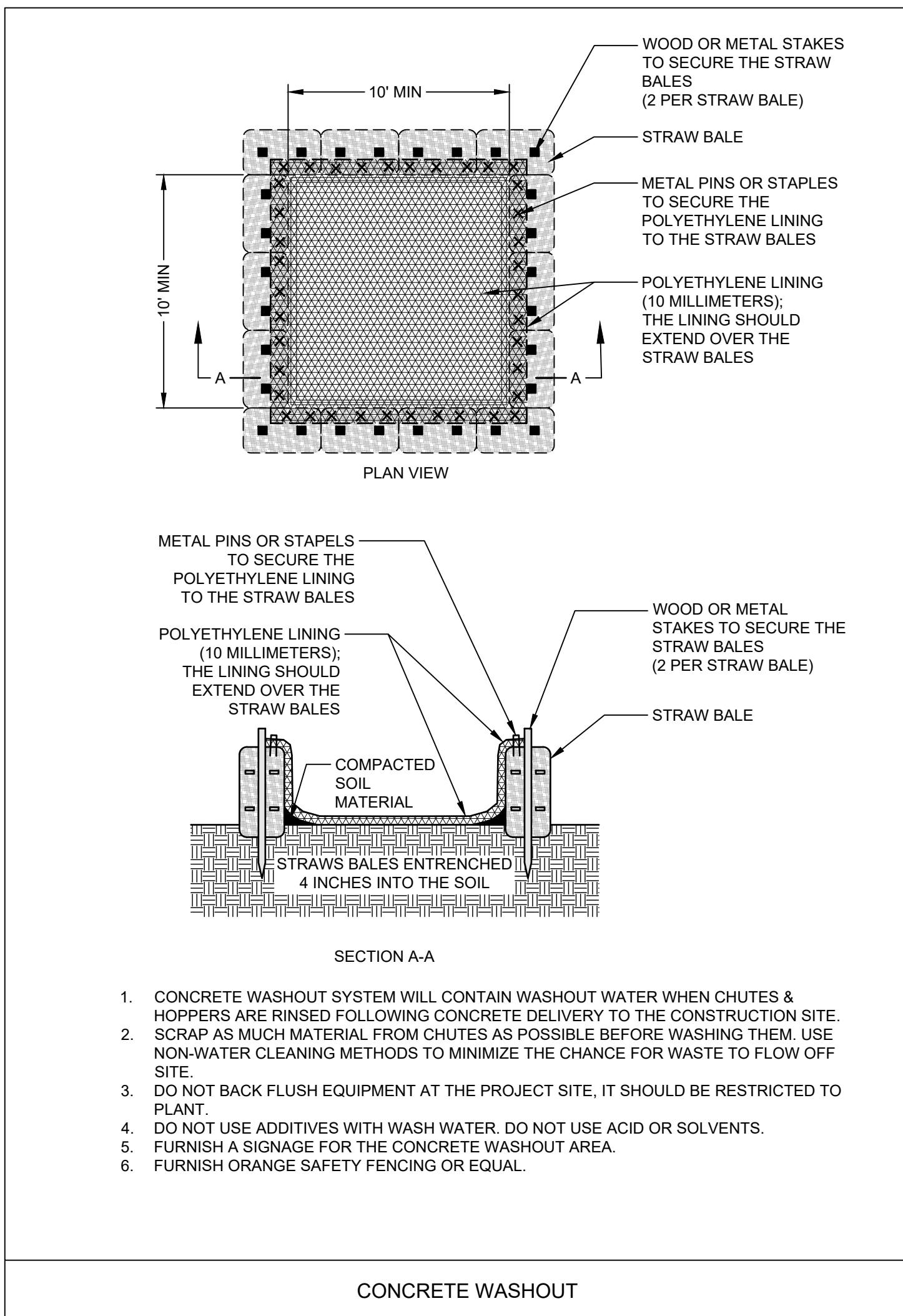
JAMES HOSTETLER
7165 W 650 N
SHIPSHAWANA, IN 46565

9/15/2025 - REVISIONS PER TRC
9/5/2025 - REVISION PER TODD CLARK
REVISIONS
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EROSION CONTROL DETAILS

JOB NO. 251268
7 OF 9

D & M SALES DPUD
1ST AMENDMENT
PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7 EAST,
MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA



LAND SURVEYORS' CERTIFICATION:

I, J. BERNARD FEENEY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS "PLAT" CORRECTLY REPRESENTS A SURVEY COMPLETED OR CERTIFIED BY ME ON 9/10/2025; THAT THE LOCATION, SIZE, TYPE AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN, FURTHER, I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. BY: J. BERNARD FEENEY.

J. Bernard Feeney
J. BERNARD FEENEY
PS 8040309
tbfeney@gowightman.com



W+
WIGHTMAN
1405 N. MICHIGAN ST.
PLYMOUTH, IN. 46563
574.936.3469
www.gowightman.com

PROJECT NAME:
D & M PLYWOOD SALES
COUNTY ROAD 22
MIDDLEBURY, IN 46540

JAMES HOCHSTETLER
7165 W 650 N
SHIPSHAWANA, IN 46540

9/15/2025 - REVISIONS PER TRC
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TYPICAL EROSION CONTROL DETAILS

JOB NO. 251268
8 OF 9

D & M SALES DPUD
1ST AMENDMENT

Part of the Southeast Quarter of Section 16, Township 37 North, Range 7 East,
Middlebury Township, Elkhart County, Indiana.

Owner

D & M Sales, LLC
13487 County Road 22
Middlebury, Indiana 46540

Property Address

Same as above

Prepared by:

Land Surveyor: Wightman
1405 N. Michigan St.
Plymouth, In. 46530
574-936-3469

J. Bernard Feeney, PS
Registration #80040309

September 16, 2025

LEGAL DESCRIPTION PER ORIGINAL DPUD, ELKHART COUNTY RECORDS:

D & M SALES DPUD

EXISTING DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION SIXTEEN (16), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE SEVEN (7) EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A ¾ INCH IRON PIPE MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 16; THENCE NORTH 00 DEGREES 20 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 417.06 FEET TO THE CENTERLINE OF COUNTY ROAD 22, THENCE NORTH 76 DEGREES 53 MINUTES 45 SECONDS EAST ALONG THE CENTERLINE OF COUNTY ROAD 22, A DISTANCE OF 248.76 FEET TO A MAG NAIL AND THE BEGINNING OF THIS DESCRIPTION; THENCE

1. NORTH 00 DEGREES 20 MINUTES 00 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 575.65 FEET TO A REBAR WITH CAP MARKED BRADS-KO 0041; THENCE
2. NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 233.04 FEET TO A REBAR WITH CAP MARKED BRADS-KO 0041 IN THE WEST LINE OF LAND OWNED BY TK DEVELOPMENT ENTERPRISES, LLC (INSTRUMENT #98-016915) SAID LAND ALSO BEING JOMAR P.U.D. M-2 (ORDINANCE NO PC95-32); THENCE
3. SOUTH 00 DEGREES 20 MINUTES 00 SECONDS WEST ALONG SAID JOMAR P.U.D. A DISTANCE OF 521.33 FEET TO A MAG NAIL IN THE CENTERLINE OF COUNTY ROAD 22; THENCE
4. SOUTH 76 DEGREES 53 MINUTES 45 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 239.60 FEET TO THE BEGINNING.

CONTAINING 2.94 ACRES, MORE OF LESS.

SUBJECT TO PUBLE RIGHTS-OF-WAY, EASMENTS AND RESTRICTIONS OF RECORD.

D & M SALES DPUD

PROPOSED DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA AS SHOWN ON A SURVEY BEARING JOB NUMBER 251268, PREPARED AND CERTIFIED BY J. BERNARD FEENEY, PROFESSIONAL SURVEYOR #80040309 ON SEPTEMBER 10, 2025 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF D & M SALES DPUD RECORDED IN PLAT VOLUME 32, PAGE 25 IN THE RECORDS OF THE ELKHART COUNTY RECORDER, SAID BEGINNING POINT BEING LOCATED IN THE CENTERLINE OF COUNTY ROAD 22; THENCE SOUTH 75°59'45" WEST (ALL BEARINGS SHOWN HEREIN ARE RELATIVE TO INDIANA STATE PLANE COORDINATES AS DETERMINED FROM INCORS, EAST ZONE), ALONG SAID CENTERLINE, A DISTANCE OF 239.59 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 0°34'03" WEST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 193.24 FEET TO A POINT; THENCE SOUTH 89°25'57" WEST, A DISTANCE OF 9.10 FEET TO A POINT; THENCE NORTH 1°02'40" WEST ALONG A LINE EQUIDISTANT FROM TWO ADJACENT BUILDINGS, A DISTANCE OF 97.27 FEET TO A POINT; THENCE SOUTH 88°57'20" WEST A DISTANCE OF 21.28 FEET; THENCE NORTH 0°34'03" WEST PARALLEL WITH SAID WEST LINE OF LOT 1 IN SAID PLAT, A DISTANCE OF 285.14 FEET TO A POINT; THENCE NORTH 89°05'30" EAST A DISTANCE OF 23.93 FEET TO A POINT THAT IS 1 FOOT

EAST OF AN EXISTING FENCE LINE; THENCE NORTH 0°43'01" WEST, PARALLEL WITH AND 1 FOOT DISTANT FROM SAID FENCE LINE A DISTANCE OF 516.74 FEET TO THE NORTH LINE OF LANDS CONVEYED TO DEVON AND MATTIE MILLER BY INSTRUMENT NUMBER 2000-20816 IN SAID ELKHARFT COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°55'32" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 241.65 FEET TO THE NORTHEAST CORNER OF SAID MILLER LANDS; THENCE SOUTH 0°34'03" EAST ALONG THE EAST LINE OF SAID MILLER LANDS AND ALONG THE EAST LINE OF SAID PLAT OF D& M SALES DPUD, A DISTANCE OF 1034.01 FEET TO THE PLACE OF BEGINNING CONTAINING 6.02 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.
SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

1. Intention for ownership

The current owners of this site wish to construct an addition to their operations. This addition, as proposed, will add another 24,000 sq. ft. of warehouse space and 1200 sq. ft. of loading dock area to the existing 27, 1340 sq. ft. of buildings currently on site. The addition will be primarily for warehouse space to streamline the current operation. No additional parking spaces shall be provided since there is no anticipated increase in the number of employees. The site shall be serviced by the existing septic located at the southeast corner of the site and the potable water supplied by a line from the common well used by the residence and the building. All Parking lots shall be asphalt and/or concrete. Landscape criteria shall be met to satisfy the Ordinance requirements. On-site drainage is being directed to a retention basin located in the north part of the property.

2. Phasing of Project

Since this is an addition to the existing facility all construction will be accomplished in single phase.

3. Proposed Land Uses - Percentage of site for each use

- Warehousing Operation 6.02 acres or 100%.
Building Space 1.20 acres or 19.93%
Asphalt Space 0.74 acres or 12.33%
Concrete Space 0.53 acres or 8.82%
Open Space 3.55 acres or 58.97%

4. Intentions regarding water and sewer disposal

The site shall be serviced by the existing septic located at the southeast corner of the site and the potable water supplied by a line from the common well used by the residence and the building. This will be adequate since there is no anticipated increase in the number of employees at this location.

5. Listing of all deviations from the development standards required

This proposed parcel will require an M-2 zoning designation:

- (1) Deviation from the required boundary buffer screening along the west property line shall occur. No space is available along the west property line in the first 600 '. Existing buildings for the business as well as the residence prohibit buffering in the area as well as required truck turning distances west of the proposed truck dock. Buffering has been provided along the West property line where possible between future expansion area and the horse pasture to the West.

6. Dwelling densities for residential per acre

Does not apply

7. How development related with surrounding land uses

The proposed addition will be to structures that have existed on this property for as much as 20 years. The property was purchased in 2000 by Devon Miller and his wife. Since that time a portion of the property has been devoted to the business while a portion remained dedicated to the homesite. As the business has grown, the amount of land used has increased and the relationship between the residence and the business has thrived. Agricultural use is located on the north of this site and a manufacturing use is located immediately east of the proposed expansion.

8. Other information reports (see DPUD Application for details)

a) Soil Report

Soils are favorable for construction and storm water retention. The existing retention facility is to be moved to the far north end of the property to allow for possible expansion without disruption to drainage storage.

b) Municipal Sewer and Water Report

This site is in the County on CR 22 and located remotely. It is to continue to be serviced by well and septic.

c) Traffic Projection and Thoroughfare report

County Road 22 is a well-developed major arterial road in the area. No additional truck traffic or deliveries are anticipated as a result of construction of the facility. Existing entrance drives shall continue to furnish all necessary access to all parts of this facility. TIVE documentation included in submittal.

d) Project Demographic for all Residential Developments (over 5 acres)

Does not apply

e) Site Improvement Report

The addition to be constructed will service deliveries to this site. Every effort has been made to create an accessible environment for vehicular traffic. Construction of concrete pavement will be a significant portion of this development.

f) Storm water Drainage Report

Soil conditions are favorable for storage of storm water runoff. Since soils in this area have been evaluated by the Elkhart County Soil Report as suitable for this site's drainage facilities, no borings have been taken.

TO: Plan Commission

FROM: H. Jason Auvil, Planning Manager & Zoning Administrator

SUB: Approvals of Plan Commission Recommendations

The following petitions were **APPROVED** at the October 20, 2025, Elkhart County Commissioners' meeting:

1. Petitioner: Brian L. Borkholder (Buyer) & Marcus D. Yoder and Ruby E. Yoder,
 Husband & Wife (Sellers) represented by B. Doriot & Associates, Inc.
 Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval of a
 2 lot minor subdivision to be known as PREMIER FINISHING DPUD A-1.
 Location: southwest corner of CR 52 & CR 11, in Union Township. (DPUD-0504-2025)
2. Petitioner: Cesar Manuel Valdez
 Petition: for a zone map change from A-1 to B-2.
 Location: east side of US 33, 1,260 ft. north of CR 40, common address of 65764 US 33
 in Elkhart Township. (RZ-0444-2025)
3. Petitioner: Fernbrook LLC
 Petition: for a zone map change from GPUD B-3 to DPUD B-3 and for primary
 approval of a 1-lot minor subdivision to be known as **NIPSCO NEW PARIS
LOCAL OPERATIONS CENTER.**
 Location: northwest corner of Fernbrook Rd. & CR 142, west of SR 15, common
 address in Jackson Township.
 (DPUD-0322-2025)

The following petition was **WITHDRAWN** at the October 20, 2025, Elkhart County Commissioners' meeting:

1. Petitioner: River Bend Development Group, LLC
 Lozeir Corporation
 represented by Wightman
 Petition: for a zone map change from A-1 & M-2 to DPUD R-3 and for primary
 approval of a 1-lot minor subdivision to be known as **RIVERBEND
TOWNHOMES DPUD.**
 Location: north side of CR 16, 550 ft. west of CR 116, in Middlebury Township.
 (DPUD-0505-2025)